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Class No...680.....

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1911-12.

## LAYING OUT, &c., OF THE NEW CAPITAL OF INDIA, DELHI.

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# Laying out, &c., the new Capital of India (Delhi).

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No. 1.

FROM THE HON'BLE SIR R. W. CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

---

*Camp Delhi, December 12th, 1911.*

MY DEAR LORD HARDINGE,

As it is a matter of great importance to push on the temporary arrangements for our winter quarters in Delhi, may I at once see about securing any houses available, including any temporary quarters built in the various camps. I have consulted Sir Guy, who approves.

I would also at once ask all Departments to let us have estimates as soon possible of the accommodation required, if Your Excellency approves. If I may venture to say so, the Durbar was a tremendous success.

I remain, yours very truly,

(Sd.) R. W. CARLYLE.

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Answered,—H.

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No. 2.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,  
Member of the Viceroy's Council.

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*Camp Delhi, December 13th, 1911.*

DEAR DUBOULAY,

I am sending this\* by my Personal Assistant, Mr. Baker, i s. o.

Your will realise the extreme importance of an immediate issue of the notice if His Excellency will approve of its going out. Perhaps you could see Mr. Baker and tell him.

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON.

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\* See No. 3a.

No. 3.

TO THE HON'BLE SIR ARCHDALE EARLE, K. C. I. E., Secy. to the Govt. of India,  
Home Dept.

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*Camp Delhi, December 13th, 1911.*

MY DEAR EARLE,

His Excellency wants this copy and map at once.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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[ENCLOSURE.]

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Home Department file *re* acquisition of land at Delhi.

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No. 3a.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,  
Member of the Viceroy's Council.

---

*Delhi, December 13th, 1911.*

[ Most Urgent.]

MY DEAR DuBOULAY,

His Excellency, who knows the strong views I have held and expressed in regard to the transfer of the capital from Calcutta to Delhi, will, I am sure, sympathise with me in the unfortunate position in which I have been placed by the carelessness of the Home Office, carelessness which I am tempted to characterise as outrageous.

The omission of my name from the despatch bears very unfairly on me, and is calculated to cause grave misapprehension throughout India and at home.

I hope His Excellency will very kindly approve of the issue to every newspaper in India of the enclosed notice, and of Mr. Buck being asked to telegraph its purport home, and also of the India Office being cautioned to make quite sure that my name is inserted in the despatch before it is laid.

I do not know that anything has caused me more distress since I have been out here than this most unfortunate piece of carelessness.

The despatch has been issued, not as you have it, but with all the signatures *except mine* !

I am sorry to write so strongly, but His Excellency will appreciate how unfairly this omission might operate in regard to myself.

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON.

No. 3b.

FROM THE HON'BLE MR. L. C. PORTER, C. I. E., Secretary to the Govt. of India,  
Education Department.

*Bombay, December 14th, 1911.*

DEAR DuBOULAY,

I enclose the memorandum\* laid on the Council Table which you asked for; also a note on town-planing, which I hope may be useful. I replied to your wire at once after consulting the Hon'ble Member without waiting for your letter. I hope this is all you need.

Yours sincerely,

(Sd.) L. PORTER.

\* Not reprinted.

No. 4.

## THE PLANNING OF DELHI.

*(Letter from T. Adams, Esq., to the Hon'ble John Burns, President, Local Government Board.) Dated Whitehall, S. W., December 14th, 1911.*

SIR,

In view of the announcement which has been made with regard to the transfer of seat of Government in India from Calcutta to Delhi, I take the liberty of putting forward a suggestion for your consideration.



As a result of the proposed transfer, Delhi will be greatly enlarged and its importance will be increased out of proportion to its enlargement. A great and unique opportunity thus arises for planning the extended city in advance, so that many of the bad conditions which are said to have grown up in Calcutta and Bombay may be obviated in the new capital.

May I therefore suggest that the attention of the Secretary for India, whose sympathies with town-planning are so well known, be drawn to the opportunities which such an occasion affords to carry out a great town-planning scheme.

No doubt this idea has occurred to you, and perhaps it has been considered by the Indian Government, but I trust you will pardon me drawing attention to a few matters which seem to lend support to the idea.

On two or three occasions during the past year I have come in contact personally or by correspondence with representatives of the Indian Government in Calcutta and Bombay. Mr. C. H. Bompas, who was appointed Chairman of the Calcutta Improvement Trust, which was formed last autumn, recently wrote to me for advice as to the desirability of securing an expert from this country to assist his Trust with the preparation of an improvement scheme for Calcutta, *i. e.*, a scheme to open up the congested areas in the city and lay out its suburbs. He asked me for the name of a likely expert, and I mentioned a few Architects and Engineers who have given special attention to the movement in this country.

The Bombay Improvement Trust has been at work for some time on a scheme, and Mr. Murphy of the Public Works Department of that city has been in this country for some months studying our developments. He is now at Liverpool studying Civic Design under Professor Adshead. He is undertaking these studies with a view to assisting the Bombay authorities to apply the right principles of development in carrying out their schemes.

I mention these two instances to show that in the two largest Indian cities, where congestion is causing serious difficulties and the overcrowding of the Native population has become a menace to public health, attempts are being made to apply remedial measures and to deal with future developments on scientific principles. Such proposals are likely to be greatly limited in

their scope in these cases, because they have to deal with existing bad conditions and with the vested interests that have been created in connection with them. Owing to the want of foresight in the past the difficulties of applying remedies now is of course vastly greater than if they had been dealt with by intelligent anticipation before the evils were created.

These experiences in Calcutta and Bombay suggest the urgency and importance of exercising foresight in connection with the future developments at Delhi.

The Capital City of Washington, U. S. A., has gained much by being town planned, and on the other hand it has suffered much by the town plan of L'Enfant having been departed from. The Australian Commonwealth is now engaged in the planning of its proposed capital on a new site. India will therefore only be following the established practice of other great communities by planning its new capital in advance.

It is true that Delhi is already a city of 208,000 inhabitants, and now possesses features of great historic interest and architectural beauty. It cannot therefore be dealt with in the same way as Washington, but the fact of part of the city being already in being makes it none the less, but all the more, important that its future growth should be on pre-determined lines. Its mosque is one of the architectural glories of India. The present city plan is not unlike the mediæval plans of European cities shut in by a wall  $5\frac{1}{2}$  miles long. Outside of that wall the new city will grow on land which it is presumed is largely under Government control. Its smaller streets are said to be narrow and tortuous, but its ten main thoroughfares are described as being as fine as any in India and to be thoroughly drained, lighted and metalled. Its principal street is the Chandni Chauk, three-quarters of a mile long and seventy-four feet wide with a double row of nun and pipal trees lining both sides on a raised path. Outside the city proper leading from Queen's Road is the Grand Trunk Road leading to the northern frontier and intersecting the great area of 25 square miles, on part of which the Durbar is being held. From the Grand Trunk Road the Alipur Road branches and winds round the King's encampment. It intersects the ridge overlooking the river on which it is said that many of the new Government buildings will be placed. These and other main

thoroughfares are probably being fixed and constructed without any definite scheme for the whole city being in the minds of the Engineers.

It therefore seems desirable that, before further buildings are erected, or main roads made, a comprehensive scheme of development should be agreed upon. The great nobles whose palaces will probably be erected in the suburbs of Delhi should be able to choose their sites in conformity with such a scheme.

At present there are some 40,000 Government workers and dependents in Calcutta. If the greater proportion of these and the thousands who work and trade for them remove to Delhi, it seems likely that the present scattered suburbs of that city will have to provide accommodation for a population of some 100,000 at least. In the ten years from 1891 to 1901 the increase in the population of Delhi was said to be almost entirely due to the increase of its mills, and when the city becomes a capital, its manufactures will probably develop with greater rapidity. All these factors suggest the need for the exercise of foresight and town-planning skill.

There should be prepared a civic and technical survey, consideration should be given to traffic facilities, traffic centres, systems and treatment of roads and open spaces, and the allocation of sites for public buildings in accordance with a general scheme.

It may be that, in moving from Calcutta to Delhi, one of the disadvantages is that expensive Government buildings at Calcutta have to be scrapped, but the disadvantage will be converted into an advantage if the planning of the new city is thought out on the best principles modern skill can devise, so that every architectural feature shall obtain its right treatment and emphasis, so that each road and building as it is created shall be part of one harmonious whole, and so that all the advantages of prescience and skilful design shall be secured for the new city. All these matters may have been fully considered, but I trust you will pardon me in emphasising the need for some scheme to be thought out at the very outset.

I am, &c.,

(Sd.) THO. ADAMS.

No. 5.

FROM HIS HIGHNESS THE MAHARAJA OF KAPURTHALA.

*Delhi, December 15th, 1911.*

MY DEAR LORD HARDINGE,

I was present this morning by Your Excellency's kind invitation at the ceremony of inaugurating the restoration of Delhi as the Capital of India, and heard with great interest your announcement that His Highness the Maharaja Scindia has offered to erect a statue of His Imperial Majesty in the new city in commemoration of this historic occasion. May I, too, be allowed to offer a statue of Her Imperial Majesty to be erected on some appropriate site in the city of which she also has laid a foundation stone?

I am sending this letter direct, as Their Majesties are departing tomorrow, but a copy is being sent to Sir Louis Dane.

Believe me, yours very sincerely,  
(Sd.) JAGAGIT SINGH.

No. 6.

FROM HIS HIGHNESS THE MAHARAJA OF ALWAR.

*Delhi, December 15th, 1911.*

MY ESTEEMED FRIEND,

I was agreeably surprised to hear the announcement this morning that His Highness the Maharaja of Gwalior had subscribed for a statue of His Most Gracious Majesty the King-Emperor to be laid in the new Capital to be made at Delhi.

It struck me at the time that it would be only appropriate to have a statue of Her Most Gracious Majesty the Queen-Empress alongside that of the King-Emperor, and I hasten therefore to address Your Excellency on this subject.

Might I request Your Excellency to be so kind as to approach Her Majesty on my behalf and obtain her gracious permission if I may have the privilege of placing a similar statue of Her Most Gracious Majesty alongside that of the King-Emperor?

I would particularly appreciate the privilege if I was permitted, like the Maharaja of Gwalior, to subscribe for the entire statue myself.

With much consideration,

I remain,  
Yours Excellency's sincere friend,  
(Sd.) JEY SINGH.

No. 7.

FROM NAWAB ZULFIQAR ALI KHAN, Minister, Patiala State.

*Delhi, December 15th, 1911.*

MY DEAR SIR JAMES,

It was announced by His Excellency Lord Hardinge this morning in his speech at the ceremony of laying the foundation stone of the Imperial Capital of Delhi that His Highness the Maharaja of Scindia had promised to present a statue of His Imperial Majesty the King-Emperor to the new Capital. My Maharaja, His Highness of Patiala, is very anxious to have the great honour of presenting a statue of Her Imperial Majesty the Queen-Empress to Delhi. The Maharaja will be highly obliged if you will kindly represent to His Excellency on the Maharaja's behalf and obtain his permission for presenting the statue.

Yours sincerely,  
(Sd.) ZULFIQAR ALI KHAN.

No. 8.

FROM THE HON'BLE SIR J. L. JENKINS, K. C. S. I., Member of the Viceroy's Council.

*Delhi, December 15th, 1911.*

DEAR LORD HARDINGE,

The news as to the attitude of the non-official European community in Calcutta is less satisfactory today. The *Englishman* has become as violent as

the *Statesman*, and private advices show that every effort is being made to get up a big row. There may be a change, but I am afraid we must expect some trouble. The malcontents say however that nothing will prevent there giving a hearty welcome to the King, and I hope they will stick to that.

On the other hand, Bengal as a whole and Behar are growing more and more enthusiastic. Your Excellency will see the manifesto of Dr. Rasbehari Ghose and his allies; and there are reports of universal rejoicing. I judge that things would probably go this way, but could not be certain. We have every reason to be satisfied.

Yours sincerely,  
(Sd.) J. L. JENKINS.

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No. 9.

FROM THE HON'BLE SIR J. L. JENKINS, K. C. S. I., Member of the Viceroy's Council.

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*Delhi, December 15th, 1911.*

DEAR HARDINGE,

I have been keeping a close watch on the state of affairs in Calcutta, and the Press Association has supplied me with special reports. There can be no doubt that the Indian population of Calcutta and Bengali Hindus generally are delighted, and they have quite run away with the Bengalis who are here, and were at first disposed to carp and criticise after the Bengali manner. I believe the King-Emperor will receive such an ovation in Calcutta as has never yet been accorded to anyone, and the voices of the dissentient Europeans will be completely drowned.

Even European opinion is by no means solid. Many of the best men regard the change with satisfaction. Still there is a great deal of bitter feeling, especially among the sporting and "society" people, whose influence is very strong in Calcutta. The ladies are against us to a woman, and I have had some experiences, which would be disagreeable if they were not amusing, in our own camp. The *Statesman* had a very violent article yesterday

morning attacking Your Excellency personally, saying "Lord Hardinge has made use of his high office to mislead the King, and by so doing has incurred grave risk in bringing upon the King's head unpopularity which he alone deserved. We insist therefore that, whatever may finally be decided on in regard to the capital of India or constitution of Bengal, the man who is responsible for thus abusing the authority of the Sovereign should seek some other sphere of influence". I think that by this violence it has overshot its mark. The *Englishman* is less violent, but condemnatory. On the whole, however, the decision has met with a better reception and less opposition than I expected, and we can afford to ignore the petulance and bad manners of the Calcutta Europeans, though Your Excellency must expect some black looks, and a good deal of abuse.

As to Surendanath's proposal, I think it would be best to say that, in present circumstances, Your Excellency does not desire any formal or organised expression of the good will of the people of Calcutta, much as Your Excellency appreciates it. All such demonstrations should be reserved for the King. At the same time if the routes which Your Excellency proposes to take in Calcutta are known, I have no doubt that there would be a spontaneous outburst of feeling, and there would be no harm in that, rather the contrary. Everything which lends to show the great satisfaction which the scheme has given generally will save us trouble at home.

Yours sincerely,

(Sd.) J. L. JENKINS.

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No. 10.

To THE HON'BLE SIR J. L. JENKINS, K. C. S. I., Member of the Viceroy's Council.

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*The King-Emperor's Camp, Delhi,*

*December 15th, 1911.*

MY DEAR JENKINS,

\* \* \* \* \*

I am much indebted to you for the admirable draft address that you prepared for today. I hope it will conduce to calming down any agitation in Calcutta, which does not seem to me however to be very serious.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 11.

To NAWAB ZULFIQAR ALI KHAN, Minister, Patiala State.

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*Delhi, December 15th/16th, 1911.*

DEAR ZULFIQAR ALI KHAN,

I showed your letter of the 15th December to His Excellency, and he tells me that he had a conversation with the Maharaja of Patiala himself on the subject, and that it would not be necessary for me to send any further reply to you. I have no doubt that His Highness will understand.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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No. 12.

FROM THE HON'BLE MR. C. J. STEVENSON-MOORE, Chief Secy. to the Govt. of Bengal.

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*Calcutta, December 16th, 1911.*

MY DEAR DuBOULAY,

You may like to see the enclosed. Immediately after the King's announcement I wrote down to Mr. David Yule, a personal friend and a very influential man in Calcutta, and asked him to do his best to keep things quiet. This is his reply. Graham and Emerson also wrote at my request in similar terms to leading men of the mercantile and trades communities. I do not anticipate any further trouble.

Yours sincerely,

C. J. STEVENSON-MOORE.

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ENCLOSURE.

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Mr. D. Yule to Hon'ble Mr. C. J. Stevenson-Moore.

Telegram, Calcutta, 15th December 1911.

Have seen all papers. They approve your advice. Tone articles will be much quieter tomorrow's issues.



No. 13.

FROM THE HON'BLE SIR J. P. HEWETT, G. C. S. I., C. I. E., President, Delhi Coronation  
Durbar Committee.

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*Delhi, December 16th, 1911.*

MY DEAR LORD HARDINGE,

\* \* \* \* \*

I have been thinking over the question of how far the Government of India will be ready to take over improvements effected here by the Durbar Committee. The stands for instance at the Review ground would in ordinary course be dismantled, and the materials sold. But they will certainly be useful for the new Capital. Again the roads, unless looked after, will deteriorate very rapidly. The Durbar Committee will cease in a very few days to keep on any establishments that can look after the roads or any of the stands, &c. Would it not be desirable to appoint a Committee to examine the question and make proposals for assessment of the cost at which property of the Durbar Committee should be taken over?

Could Your Excellency tell me of your wishes as regards such articles as gold embroidered red carpets used at the Royal *shamiana* and the Royal Pavilion and as to the *chandwas* (the inner *shamianas* used by Their Imperial Majesties). Lord Durham has asked me whether he can purchase one of the latter?

Yours very sincerely,

(Sd.) J. P. HEWETT.

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No. 14.

TO THE HON'BLE SIR R. W. CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's  
Council.

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*Delhi, December 17th, 1911.*

MY DEAR CARLYLE,

Excuse a typewritten letter, as I am in the train. I have received the following letter from Hewett:—

"I have been thinking over the question of how far the Government of India will be ready to take over improvements effected here by the Durbar Committee. The stands, for instance, at the Review ground would, in ordinary

course, be dismantled and the materials sold. But they will certainly be useful for the new Capital. Again the roads, unless looked after, will deteriorate very rapidly. The Durbar Committee will cease in a very few days to keep on any establishments that can look after the roads or any of the stands, &c. Would it not be desirable to appoint a Committee to examine the question and make proposals for assessment of the cost at which property of the Durbar Committee should be taken over?"

You told me yesterday that you would look into these things, so perhaps you will kindly deal with this letter.

Yours very sincerely,

(Sd). HARDINGE OF PENSHURST.

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No. 15.

TO THE HON'BLE MR. C. J. STEVENSON-MOORE, Chief Secy. to the Govt. of Bengal.

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*December 18th, 1911.*

MY DEAR STEVENSON-MOORE,

Many thanks for your letter of the 16th telling me what had passed between yourself and Mr. David Yule. I mentioned the matter to the Viceroy, who is glad to hear about it, and as a matter of fact the letters which I have received from my own friends in Calcutta indicate that the opposition is not nearly so strong as would appear in the articles from the *Statesman*.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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No. 16.

FROM THE HON'BLE SIR J. L. JENKINS, K. C. S. I., Member of the Viceroy's Council.

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*Delhi, December 18th, 1911.*

DEAR LORD HARDINGE,

I hope Your Excellency did not mind my sending the telegram about Nepal, but the press correspondents were preparing to make themselves exceedingly nasty, and I am afraid there are people at home who are eager to take

hold of anything against the King. However, the communiqué has put everything right, and the messages which have gone home are all that could be wished.

The malcontents in Calcutta are cooling down and the *Statesman* and the *Englishman* show signs of a return to sanity. In another month all will be quiet and there is no doubt at all as to the King's reception, which will be magnificent. There is however a new development among the Mahommedans. On Saturday the Aga Khan asked that a telegram might be sent to the *Times* in which, as recognised leader of the Mahommedan community, he expressed complete satisfaction with the new order of things. On Sunday he came again and asked that the telegram should be sent merely as an expression of his personal opinion, which was done. Meanwhile an attempt was made to remove him from his position as head of the Moslem League, but I think he will prove too strong for them. A mass meeting of Mahommedans has been summoned in Calcutta for the 24th instant to protest against the treatment of Mahommedans in Eastern Bengal and Assam, and against the attitude of the British Government towards Turkey (Tripoli) and Persia. I believe the Eastern Bengal and Assam business is only a peg. The real grievance is Persia. Anyhow the admixture of international politics will swamp the local grievance. On the whole things have turned out better than the most sanguine could have anticipated. I have had a very busy time with the Punjab, Bengal and Eastern Bengal and Assam, and I hope we have made a good start. The preliminary notification under the Land Acquisition Act will be out on Thursday. The acquisition officer has been appointed and the Punjab officers seem willing to do their best for us. I have gone over the Punjab lists with Dane and selected likely men to be members of the Committee, subject to Your Excellency's approval. I think it is important to give Punjab men a good share of the work. Carlyle wants the whole of the business to be turned over to him, and if Your Excellency approves, I have no objection whatever, as my hands will be more than full in Calcutta. At the same time I do not at all like the idea of making the work over to the Public Works Department, which is very unfit to deal with great administrative schemes. This is not merely a matter of bricks and mortar. Carlyle himself sees so clearly the objections to any proposal whatever and is so dilatory and uncertain that he and the officers concerned would constantly be at logger-heads, and there would be endless delays. It would drive me mad to have any practical business to do with him.

I spoke rather plainly to Sir C. Bayley, and told him that he could not expect Your Excellency to maintain the offer of the appointment if he showed any reluctance to accept it, and that he owed it to Your Excellency, to himself if he took the appointment, and to his successor if he did not, to decide at once. He tried to make some quite impracticable conditions, but I gave him no

encouragement, and finally he said he would write to Your Excellency next day, and I believe he has done so. The Eastern Bengal and Assam men were a bit sulky, but the Bengal people were quite amenable, and we cleared the ground for (1) the settlement of boundaries; (2) the distribution of establishments, and (3) the reconstitution of the Legislative Councils, so we shall have a fair field when we meet in Calcutta. Bayley will depute an officer to Bihar in the Christmas holidays to prospect and find out what accommodation can be made available and what temporary accommodation will be necessary to enable the Lieutenant-Governor of Bihar to make a start on the 1st April. That will have to be put in hand at once.

On the whole we have made good progress. This is a long letter, but I believe Your Excellency will wish to know how things are going on.

In order to make the proper distribution of establishments it is very necessary that the selections for the higher posts should be made as soon as possible. I will write separately to DuBoulay about this.

Yours sincerely,

(Sd.) J. L. JENKINS.

No. 17.

Viceroy to Lieutenant-Governor of Punjab.

Telegram, 19th December 1911.

I hope you will send me Circuit House plans as soon as possible.

No. 18.

FROM THE HON'BLE SIR HARCOURT BUTLER, K. C. S. I., C. I. E., Member of the Viceroy's Council.

*Calcutta, December 19th, 1911.*

DEAR LORD HARDINGE,

I have not seen many people here yet, but I have seen one or two, who cannot sleep and are intensely bitter. One suggestion made to me has been that the Government should not sell any of its buildings for a few years. The first sale of Government buildings will, it is said, cause a panic and ruin numbers. Then this morning I was at Milton, the horse-jobber's place. He says he will be hit very hard. Unless they improve the landing arrangements for Walers, the whole trade will go to Bombay. It seemed to me that this was

a case in which possibly some small grant from Government for improving landing arrangements might do much good. The place is paralysed at present and fears the worst. I suggest to Your Excellency that it would be a good thing if a Committee were appointed to advise Government as to any practicable measures to soften the blow. Unquestionably Calcutta has been hard hit. This was inevitable. But I am sure public opinion would be gratified if a Committee were appointed. Should Your Excellency approve the idea, David Yule would perhaps be the best man to advise as to the representation of the business and trading community. But that is a matter on which Your Excellency has other sources of information.

I hope that you are enjoying some rest after the very severe but splendidly successful labours of Delhi.

With kind regards to Your Excellencies,

Yours very sincerely,

(Sd.) H. BUTLER.

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No. 19.

To THE HON'BLE SIR J. L. JENKINS, K. C. S. I., Member of the Viceroy's Council.

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*Govt. House, Calcutta, December 20th, 1911.*

MY DEAR JENKINS,

I am very much obliged to you for your interesting letter of December 18th, which I received to-day.

I think things are going very well in spite of the *Statesman* and *Englishman*. The malcontents in Calcutta are, I believe, a very small minority, and I have ascertained that the English shop-keepers will not mind the move at all, provided we give them land in a good situation at a reasonable price in order to build shops in the new Delhi. It is very much to our own interest to do this.

The Nawab of Dacca has written me a letter to say that the Mahomedans will loyally accept the decision, and he is going to write further with suggestions for safeguarding their position.

In the meantime, the King, Lord Crewe and I are receiving shoals of telegrams from all parts of India, from the two Bengals and from Calcutta, containing resolutions passed at mass-meetings, some of them of Hindus and Mahomedans, expressing their warmest thanks for the administrative changes, and in particular for the modification of the partition and the transfer of the

Capital to Delhi. I also hear that, when the King passed through Patna on his way to Nepal, he had a tremendous reception which gratified him greatly. Altogether our scheme seems to be extremely popular, with the exception of a small clique in Calcutta, and I am confident that the King will have, as you say, a magnificent reception there.

As regards the Delhi project, I do not want it handed over to the Public Works Department. My own opinion is that we should have a small, but strong, Committee to deal with the planning, building and organisation of the new Delhi. It is far too big a job for Carlyle to undertake, and we must have some first-rate men to deal with this question. If we can find them in the Punjab, so much the better. It will make our task the easier.

I have received a letter from Sir C. Bayley. He evidently wants the appointment. He says—"I repeat what I told Your Excellency verbally that, officially, I desire to leave the matter in your hands. For all personal reasons I shall very gratefully accept the appointment should you think fit to confer it on me." I think therefore that I am bound to give him the post.

In conclusion, I cannot tell you how grateful I am to you for all the energy you have shown and the trouble you have taken in making these preparatory arrangements, and it only makes me feel all the more keenly my prospective loss when you leave us in April next.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

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No. 20.

TO THE HON'BLE SIR HARCOURT BUTLER, K. C. S. I., Member of the  
Viceroy's Council.

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*Govt. House, Calcutta, December 20th, 1911.*

MY DEAR BUTLER,

Many thanks for your letter of yesterday. That there are people in Calcutta who are intensely bitter is clear from the vulgar abuse contained in the articles of the *Statesman*, which must evidently suit the palates of a section of the community. There are no doubt many others whose interests will be affected, some permanently, and others temporarily at least. I do not believe however that the trade of Calcutta will be seriously affected—a view which is confirmed by letters that I have seen from Englishmen in Calcutta. As regards the shop-keepers of Calcutta, I have made private enquiry, and

I find that they will not mind in the least the transfer to Delhi, provided that the Government of India will give them suitable ground on fair terms to build shops in the new city of Delhi. This it is of course our own interest to do.

As regards the sale of Government property in Calcutta, there can be no question of haste. We must hold it until we are able to realise a satisfactory price. But we should sell it, bit by bit, whenever we can get a good offer. I should think that Belvedere and Hastings House would probably be the first to be realised.

I am quite ready to consider favourably any measure that may be proposed to alleviate the people of Calcutta, but in doing so I do not wish to give them an opening to say that my hand has been forced by offensive agitation.

In the meantime, the King, Lord Crewe and I are receiving quantities of telegrams from all parts of India and the two Bengals, containing resolutions passed at mass meetings expressing warmly thanks for the modification of the partition and the transfer to Delhi. Many of these come from Hindus and Mahommedans. I think there can be no doubt as to the general popularity of the measures.

It is very peaceful here, and my wife and I are greatly enjoying a rest before the next effort at Calcutta.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

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No. 21.

FROM THE HON'BLE SIR LOUIS DANE, G. C. I. E., C. S. I., Lieut.-Govr. of the Punjab

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*Lahore, December 20th, 1911.*

DEAR LORD HARDINGE,

At Your Excellency's request, I send the plans prepared by Major Crookshank for converting the Delhi Circuit House into a Royal Residence. The alternative plan was based on my suggestions, as it improved the look of the house and did not much disturb the existing building. You will see that it gives a fine suit of rooms on the west front which has the fresh air and outlook. It also gives a good dining room. The present rather badly proportioned central room would remain as a hall and might do as Council Room at a

pinch. The cost, I understand, is Rs. 33,000. If you approve of the alternative plan, we may be able to get the building ready by April. The other will take longer.

I trust that you had a pleasant journey to Calcutta. It looks here as if the Xmas rains were coming at their usual time, and if they do, it will be well that the Durbar is over, or else we should have had a fiasco.

Yours very sincerely,

(Sd.) LOUIS DANE.

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No. 22.

From E. M. HUGHMAN, Esq., (to Private Secy. to Viceroy.)

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*Calcutta, December 20th, 1911.*

[Confidential.]

DEAR SIR,

As a member of the National Liberal Club, London, and a staunch Liberal, I have noted with much concern the growing feeling of animosity against His Excellency the Viceroy amongst the European business men of Calcutta, as a result of the notification of the change of the head-quarters of the Government from Calcutta to Delhi.

I consider that, whatever our personal feelings are, it is a time when the liberals in Calcutta should unite to support His Excellency the Viceroy in this matter, and it is in my opinion imperative that immediate action should be taken.

I am prepared to do all in my power to assist in suppressing the antagonistic feeling, and allaying the unrest, and to adopt any methods that may meet with the approval of His Excellency the Viceroy.

Before taking any steps, I shall be glad if you will submit this letter to His Excellency, in order that His Excellency's views thereon may be communicated to me, if necessary, or desirable.

Yours faithfully,

(Sd.) ERNEST M. HUGHMAN.



No. 23.

FROM THE HON'BLE SIR LOUIS DANE, G. C. I. E., C. S. I., Lieut.-Govr. of the Punjab.

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*Lahore, December 20th, 1911.*

DEAR LORD HARDINGE,

As Your Excellency is thinking imperially, you may perhaps wish to complete the readjustment of the map of India on which your Government have embarked.

With those who did not favour the partition of Bengal, it was always a question whether Bihar should have Orissa and become a Lieutenant-Governorship, or if Orissa should go to the Central Provinces, which would then be raised to that status. As you have decided in favour of the first alternative, it seems clear that the Central Provinces must remain the charge of a Chief Commissioner. It is as well to keep such charges small, so there should be no objection so transferring Berar to Bombay, to which it more properly belongs, as the people are of Bombay and the revenue system is of that Province.

Baroda used to be under Bombay. It came under the Government of India after the attempted murder of the Resident, Colonel Phayre. The Foreign Department has never been able to control Baroda without indenting on Bombay for the services of two or three Political Officers, as the State is not a compact block, but is scattered over Gujrat and Kathiawar. This seems rather a suitable opportunity in pursuance of the policy of decentralisation to restore Baroda to the Governor of Bombay, who is in the best position to control the Durbar.

With these additions Bombay would be unduly large. If the Punjab is to lose Delhi as well as Kashmir and the North-West Frontier, even our regenerative power may be unequal to make good the loss of our commercial capital. We should lose our Chamber of Commerce and our Commercial Members of Council, whom we shall have great difficulty in replacing. Why not take this opportunity of uniting the Punjab with its Port Karachi. The present arrangement causes much inconvenience. Suits are brought to the harassment of merchants in the province in which the defendant does not live. Friction is already beginning about the division of the supply of water for irrigation, and when the big Sakkar Canals are started this will become acute unless both provinces are under the same Government. Besides Sind has to depend on us largely for cultivators. Karachi, as Your Excellency knows, exists almost entirely on the Punjab trade, and it will never really develop until it is freed from Bombay, whose interests are often directly opposed to those of its step-daughters. In 1878 the union was decided, and the

draft notification was ready. It was the murder of Cavagnari that stopped the issue.

Sind has sometimes not been anxious for the change, but that was because the Sind exporters are branch firms of the Bombay European houses. Now the exporters, Ralli Bros., &c., work indifferently over India. The Punjab exporting firms escape income-tax to a great extent, as their offices are in Karachi. We should catch them if Karachi were under us. Now that we have a regular Legislative Council, and there is some prospect of an Executive Council, I do not think that Karachi would object, especially if the Chief Court is raised to the status of a High Court and one Judge sits at Karachi to try commercial cases. With Karachi added, we could secure good men for the High Court and also for the Legislative Council, while the Commissioner in Sind could, if desired, become a Member of the Executive Council.

This at any rate is the scheme that Sir Denzil Ibbetson and I favoured in 1906-07, and so I venture to bring it to Your Excellency's attention for what it is worth. You might perhaps wish to have the opinion of the Hon'ble Mr. Clark who has seen the Punjab and Karachi.

Yours sincerely,  
(Sd.) LOUIS DANE.

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No. 24.

HIS EXCELLENCY,—

The Maharaja of Burdwan asked if he might have an interview with you, Sir.

I said you were trying to get a little rest, and that, if he would tell me what he wanted to talk about, I would ascertain your wishes. I have jotted down the various points on the accompanying sheet.

J. H. DuBOULAY,—21-12-11.

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Many thanks. I have noted in the margin.

H.

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1. The representation of Eastern Bengal.

The changes *prima facie* involve the loss of the seat held by the landlords of Eastern Bengal on the Imperial Council.

I see no reason why this should not be done, but I must first make enquiry.

H.

Arrangements should be made to provide 2 seats for the landlords of Bengal to balance this loss.

2. The Punjab Government should be evicted from Simla. It is only

Simla is not the capital of the Punjab. It is not therefore logical.

H.

logical, and it is not fair that Punjab should have an influence over Imperial Councils which Bengal is losing.

I am not going to tie myself down to that.  
Where should I stay?

H.

That may be noted, but he is not a Ruling  
Chief.

H.

\* \* \* \* \*

No. 25.

FROM THE HON'BLE SIR. R. W. CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's  
Council.

*Calcutta, December 23rd, 1911.*

MY DEAR LORD HARDINGE,

I received yesterday your letter written while in the train containing an extract from a letter of Sir John Hewett's. I arranged before leaving Delhi that the Coronation Durbar Committee should provide for the maintenance of all roads, buildings, &c., likely to be useful, at the expense of the Government of India, but by their own subordinates, till the Government of India are in a position to appoint a staff to take them over. I have written DuBoulay today enclosing some notes which might perhaps form the basis of a discussion regarding the arrangements to be made for housing the Government of India temporarily at Delhi if Your Excellency approved.

I remain, yours very sincerely,  
(Sd.) R. W. CARLYLE.

No. 26.

FROM MAJOR-GENERAL BERESFORD LOVETT, R. E. (retired).

*Helouan, Egypt, December 23rd, 1911.*

DEAR MR. DUBOULAY,

After having been connected with India since 1856, I am delighted to have been permitted to live to see the day when its historic capital has been restored to its proper position and to realise that the city that was rescued in 1803 from the grip of the Mahrattas has at last regained its quondam glory, but on a grander and more magnificent scale than it had ever enjoyed in the past.

In this connection, may I invite your attention to the concession granted last August to Sir Guilford Molesworth, Sir Bradford Leslie, myself and others by the Secretary of State for India, chiefly through the countenance and support we received from Sir John Hewett? By this concession we shall be able to utilise the water-power of the river Jumna and thus be able to supply Delhi with cheap electrical energy equivalent to 7,000 H.P., and

eventually to 18,000 H.P. The source of power on the Jumna will require a transmission line of only 160 miles from Delhi, and we are confident we could supply energy at a less price than is possible with Thermic Engines working at Delhi *itself*. Originally we had proposed to utilise part of this energy for industrial purposes at Delhi; but now the obligatory demands for the electrical requirements of a new Metropolis open out prospects and expectations we had not contemplated.

I write to you to urge that the Government of India may not lose sight of this valuable asset which I submit may very properly be considered as one of the numerous factors, all indicating the appropriate selection for its capital, made by the Government of India.

I have urged my Syndicate\* in London to use every endeavour to bring this important scheme prominently to the notice of financial groups in order that we may soon be able to make firm proposals to the Government of India for the supply of electricity for the new capital.

May I therefore solicit your active sympathy in order that, in considering schemes for the electrification of Delhi, our proposals may not be overlooked?

Yours sincerely,

(Sd.) BERESFORD LOVETT.

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\* The United Provinces Power Association, c/o Messrs. Molesworth & Molesworth, No. 14, Howick Place, London, S. W.

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No. 27.

FROM MESSRS. RANKEN & Co.

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*Calcutta, December 23rd, 1911.*

YOUR EXCELLENCY,

I beg to thank Your Excellency for so graciously allowing me to write to you on the subject of how the trading firms of Calcutta may be affected by the transference of the Capital to Delhi.

After conversation with the heads of many of the firms here, I think the general impression is that firms are quite ready to meet the altered conditions and re-arrange their various businesses by having a branch at Delhi, and that additional expense there will be met by added returns.

The general wish is that Government should in the new city apportionate a part for a shopping centre or district on one of the main roads or "Mall", so that anyone shopping can get all their requirements in one centre.

The crux of the matter, as far as Calcutta firms are affected, is that many are old established and have had dealings with Government of India for many years, many hold Your Excellency's appointment and have held appointments from Your Excellency's predecessors, and they hope in the new Capital, they hope any preference as to sites may be given to them, as they will be most affected by the change.

I am certain Your Excellency will find, if suitable sites are granted at a reasonable price, Calcutta firms will put up suitable buildings worthy of the New Imperial Delhi, which must soon become a very valuable centre for trade and make up for any temporary dislocation that may occur. Many firms have been established here for a long period—our own since 1770.

With this letter I take the liberty of forwarding a formal application for a site in the new Capital, and again thanking Your Excellency for allowing me to write and for the kindly interest you are taking for Calcutta trading firms, which I can assure Your Excellency is much appreciated by all,

I am, &c.,

(Sd.) J. S. MIDDLETON.

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No. 28.

FROM MESSRS. RANKEN & Co., to H. E. THE RT. HON'BLE LORD HARDINGE,  
Viceroy and Governor-General, &c., &c.

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*Calcutta, December 23rd, 1911.*

YOUR EXCELLENCY,

With reference to the change of Capital from Calcutta to Delhi, we beg respectfully to apply for a site in Delhi suitable for our business premises.

We would respectfully mention that our firm has been established for a very long time—since 1770—and we have been favoured with appointments from succeeding Governors-General for a considerable period, including that of Your Excellency.

Thanking Your Excellency in anticipation,

We have, &c.,  
RANKEN & Co.

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No. 29.

It may interest you to know, Sir, that Mr. Paul Knight came to see me today.

I have the best authority for knowing that he and his brother are entirely responsible for the *Statesman* articles on the administrative changes.

We had a most amicable conversation, he did most of the talking, and I did not say a word about the articles.

But in the middle he took the trouble to tell me that, if the opinion of businessmen did not support their views in this matter, the *Statesman* would drop it, and that, if merchants did not agree with him, they might go hang.

I believe that his sole object in coming was to say this, and that he would not have done it, unless he had found that he was receiving the most indifferent support.

J. H. DuBOULAY,—23-12-11.

Many thanks; it is exactly what I expected would happen.

H.

No. 30.

To MESSRS. RANKEN &amp; Co.

*Govt. House, Calcutta, December 25th, 1911.*

DEAR SIRS,

I am requested by the Viceroy to acknowledge the receipt of your two letters of the 23rd instant.

It is a source of much satisfaction to His Excellency that many of the old-established firms in Calcutta, such as your own, propose to establish branches in the new Imperial Capital of Delhi, and Lord Hardinge desires me to assure you and all trading firms in Calcutta that, when the new town-planning scheme is under consideration, care will be taken that a good position on a central road shall be apportioned as a shopping centre where sites for shops will be given to commercial houses and firms on reasonable terms. It is the desire of the Government of India to do all in their power to encourage the commercial development of Delhi.

In the meantime note has been taken of your application for a site in Delhi suitable for your business premises, and you will hear later from the Government of India on the subject.

Yours faithfully,

(Sd.) J. H. DuBOULAY,

*Private Secretary to the Governor-General.*

No. 31.

FROM E. M. HUGHMAN, Esq. (to Private Secy. to Viceroy.)

*Calcutta, December 25th, 1911.*

[Confidential.]

DEAR SIR,

I wrote you last week, but regret that I have not so far received any reply from you. My letter, which was sent under registered cover, should have reached you on Wednesday, 20th instant.

Possibly you may not wish me to take any action in the matter; but as I am aware that practically the whole of the Calcutta newspapers are preparing a vigorous campaign against the Viceroy, it is most essential that this should be dealt with immediately, especially as some of the papers will commence their attacks during His Majesty's visit.

I can control practically the whole of the Calcutta press, and make them dance to any tune I like to play. I am most anxious to know the views of the Viceroy before taking any action; and if I am somewhat presumptuous in asking you to place my letters before His Excellency, I must plead as my only reason my devotion to the Government and the Liberal party at Home, for whom I have worked strenuously for many years.

Yours faithfully,

(Sd.) E. M. HUGHMAN.

No. 32.

To ERNEST M. HUGHMAN, Esq.

*Govt. House, Calcutta, December 25th, 1911.*

DEAR SIR,

I write to acknowledge your letter of December 20th; and in thanking you for your letter, I am to say that the Viceroy does not wish anything to be done.

Yours truly,

(Sd.) J. H. DuBOULAY.

No. 32a.

To THE HON'BLE SIR LOUIS DANE, G. C. I. E., C. S. I., Lieut.-Govr. of the Punjab.

*Govt. House, Barrackpore, December 25th, 1911.*

MY DEAR SIR LOUIS,

Your scheme for the readjustment of the map of India interested me greatly, but I must confess that it took my breath away. In any case I am afraid that I have quite enough at present to keep me busy for some time to come with the readjustment recently announced, and that this has first claim on my time and energy. I am afraid I must postpone the consideration of your scheme until I have moved to Delhi and have had time to study the question. Your letter has in any case interested me greatly.

Yours very sincerely,

(Sd). HARDINGE OF PENSHURST.

No. 33.

To THE HON'BLE MAHARAJADHIRAJA SIR BIJAY CHAND MAHTAB  
BAHADUR, K. C. S. I., K. C. I. E., C. M., of Burdwan.*Govt. House, Calcutta, December 26th, 1911.*

MY DEAR MAHARAJA,

I sent out your various suggestions to the Viceroy, and I will deal with them in order.

With regard to the request for the representation of Eastern Bengal, they will not be deprived of the seat at present held by the landlords of that Presidency. The suggestion will be duly considered at the proper time.

The Viceroy is not disposed to agree with you about the eviction of the Punjab Government. He points out that Simla is not the capital of the Punjab and therefore the analogy between Simla and Calcutta does not hold good.

At present the Viceroy is not prepared to tie himself down to any announcement or promise about visiting Calcutta for a short time every year.

Your desire for an allotment of land at Delhi has been noted for consideration at the proper time.

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Yours sincerely,

(Sd.) J. H. DuBOULAY.

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No. 34.

To THE HON'BLE SIR J. L. JENKINS, K. C. S. I., Member of the Viceroy's Council.

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*Govt. House, Calcutta, December 26th, 1911.*

MY DEAR JENKINS,

The Maharaja of Burdwan has put in for an allotment of land at Delhi. I am not quite sure to whom to send this, but the Viceroy would like it to be noted for consideration when the cognate question of land for Ruling Chiefs is being dealt with. Would you pass this on to the proper person?

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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No. 35.

To THE HON'BLE SIR A. EARLE, K. C. I. E., Secretary to the Govt. of India, Home Dept.

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*Govt. House, Calcutta, December 26th, 1911.*

MY DEAR EARLE,

In an interview with me the other day, the Maharaja of Burdwan urged that it was important and desirable that the administrative changes should not involve the loss of the seat on the Imperial Council at present held by the landlords of Eastern Bengal. Will you kindly note this point for consideration at the proper time?

Yours sincerely,

(Sd.) J. H. DuBOULAY.



FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,  
Member of the Viceroy's Council.

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*Calcutta, December 26th, 1911.*

DEAR LORD HARDINGE,

I hope that Your Excellency will not take it amiss if I venture to write and tell you what is crossing my mind in regard to Hailey. I could not presume to do so, but for the fact that Your Excellency took me into your confidence on Sunday in regard to Hailey and to Delhi.

I have consulted Meston, without giving him my reason for doing so, and he agrees with me that it is absolutely essential that Hailey should have a clear six months in Europe. That is the very least he can do with; but he has a singular power for recuperation and he has extraordinary pluck. What is bad for him is idleness, and I myself believe that, if he is found to be free from organic disease, he will be quite fit to undertake any work after his return, if he gets a full six months at home.

It appears to me that what Your Excellency really wants, to save you from quite unbearable work and worry, is some one to whom you can open your mind, and who will loyally *and successfully* carry out Your Excellency's wishes. I know no one who will do this better than, or as well as, Hailey, and I think it would be well to appoint Hailey "Commissioner of the new Delhi", or to an appointment of that character carrying some such name. He will, I am quite certain, not disappoint you, and I am equally certain that he may make it possible, to an extent that no one else in India can, for Your Excellency to run Delhi, if you will pardon the expression, without any interference with those important and onerous duties which fall upon the Viceroy.

I view Hailey's divorce from the Finance Department with regret and apprehension. He is the one man I had counted upon in connection with important audit changes, and I had hoped that Your Excellency would allow

me to make him either Auditor-General, or Comptroller-General of India Treasuries, both of which appointments require, in the interests of India, a first-rate man with an exceptional gift for the class of work required of him. But of course Delhi has the first claim, and obviously anyone who would be able to help Your Excellency most must be placed at Your Excellency's disposal.

It is essential that we should have continuity in the actual financial machinery in connection with the Durbar expenditure and with the future expenditure and cost of temporary arrangements. I do not think we could do better than keep Stokes at Delhi work as long as he is wanted, for I am sure that in the future what would help Your Excellency most would be that Hailey should be the principal man of the Committee or whatever body is constituted and to let Stokes work out the financial part of it *under* Hailey, who is a Punjab Civilian.

I write without knowledge of what Your Excellency's ideas are, but my chief object in writing is to avoid embarrassing Your Excellency when the subject is discussed in Council. I do not want to start ideas which may be antagonistic to those which Your Excellency entertains. At the same time I should like Your Excellency to know what crosses my mind on the subject.

If you think that Hailey should be reserved for Delhi, I need hardly say that I will detach him from financial work, sorry as I shall be to have to do so.

On the other hand, I think I ought to point out to Your Excellency that Hailey stands high up in the service, and that it would be hardly fair to ask him to accept a subordinate position at Delhi, being in the running, as he is, for the second highest place in connection with finance, with the almost certain reversion to Gillan's place afterwards.

I know quite well that Your Excellency will not resent my writing as frankly as I have done.

I have, &c.,

(Sd.) GUY FLEETWOOD WILSON.

No. 36.

TO THE HON'BLE SIR J. L. JENKINS, K. C. S. I., Member of the Viceroy's  
Council.

*Govt. House, Calcutta, December 26th, 1911.*

MY DEAR JENKINS,

I am desired to send you the copies of the enclosed.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ ENCLOSURES. ]

Copy of letter from Messrs. Ranken & Co., Calcutta, dated 23rd December 1911, *re* grant of suitable sites to long-established firms of Calcutta at the Imperial City of Delhi.

Copy of letter from Messrs. Ranken & Co., Calcutta, dated 23rd December 1911, being the official application for grant of site at Delhi for their firm.

Copy of reply to above, dated the 25th December 1911.

No. 37.

## MEMORANDUM.

The accompanying papers are circulated to Hon'ble Members by direction of His Excellency the Governor-General.

J. H. DuBOULAY.

*Private Secy. to the Viceroy.*

CALCUTTA, }  
26th December 1911. }

(Note by His Excellency the Viceroy.)

There are two questions that are entirely distinct—

- (1) The temporary accommodation of the Government of India at Delhi ;
- (2) The planning and building of the new town.

The first question appears to me to be a matter with which the Public Works Department should deal in consultation with the Government of India.

The second question is one to be dealt with by a specially appointed Committee, and proposals\* have already been put before me by Sir J. Jenkins which I have asked should be circulated to Hon'ble Members. It is desirable

that there should be inter-communication between the Public Works Department and the new Committee, when appointed, so that property that is acquired may be utilised, if possible, for temporary residences.

H.,—23-12-11.

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\* Attached.

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FROM THE HON'BLE SIR R. W. CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

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*December 23rd, 1911.*

MY DEAR DUBOULAY,

I presume that, as Member in charge of the Public Works Department, I will have a good deal to do with the arrangements for the housing of the Government of India both temporarily and permanently. After Their Majesties and His Excellency the Viceroy left Delhi, I spent almost all my time till the evening of the 20th looking into the question, especially of the temporary arrangements to be made till the permanent buildings are ready. It is a matter of considerable urgency to push on with the preparations for our temporary housing. If the matter is to be brought before Council, could I be told so as to come prepared for the discussion?

I enclose a few notes I have put together, not so much as final proposals, but more as possibly furnishing a basis for discussion.

I remain, yours very truly,

(Sd.) R. W. CARLYLE.

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[ ENCLOSURE TO THE ABOVE LETTER.]

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*(Note by Sir R. W. Carlyle.)*

In considering the work to be done at Delhi it is important to keep quite distinct what is necessary in connection with the temporary housing of the Government of India and the permanent laying out and construction of the new city.

While a small Committee is required in order to deal satisfactorily with the various questions arising out of the building of the new city, I think that one man assisted by capable subordinates should be able to make adequate arrangements for our temporary accommodation. This officer should of course be in touch with the Committee, and it might be desirable to make him a member, to ensure that the temporary arrangements should interfere as little as possible with the permanent work.

I would suggest as President of the Committee Mr. Nathan ; he is a Commissioner of several years' standing and acted for some time as Chief Secretary to the Eastern Bengal and Assam Government.

As Public Works Member of the Committee, I would suggest Mr. Goument, Secretary to the United Provinces Government in the Public Works Department. He is an expert on sanitary work.

Lieutenant-Colonel James, Assistant-Quarter-Master-General of the Durbar, is a very able officer whose assistance would be specially valuable in matters connected with cantonments and all purely military matters. Major Ward, I understand, was the officer responsible for the sanitary work of the Durbar and it was very well done.

Sir Swinton Jacob would be able to give very valuable help as Consulting

I would have put forward Major Crookshank's name for the Committee, but he must take leave and would not be able to take up work till November. I have little doubt that when he comes out it would be found possible to utilise his services.

Architect. It would also seem very desirable to get from Home the very best architect procurable with town-planning experience.

For the temporary work I would recommend Colonel Cole. He was in charge of the E. B. Camp, which was unquestionably the best arranged at the Durbar. He would require several officers to help him. Thus for building purposes, maintenance of roads, &c., a first-rate Executive Engineer, and three or four Assistant Engineers would be necessary. As the work will have to be done against time, he should have a very free hand and should work on lines very similar to those of the Durbar Committee. He would be in touch in Delhi with the Committee, while I could see that all departments at headquarters were kept in touch with what was being done.

As regards temporary accommodation to be provided, I throw out the following suggestions :—

I. *The Viceroy*.—I understand that Major Crookshank has already prepared two alternative designs for the enlargement and improvement of the Circuit House. I do not know whether His Excellency has ever considered the possibility of adapting Metcalfe House temporarily as a Government House. It is a very fine building and very well situated and it would probably not be difficult to put the ground near the house in fairly good order. The Circuit House is close to where many new buildings are likely to be built and might prove inconvenient as a temporary residence.

II. *Commander-in-Chief*.—If the Viceroy does not occupy Metcalfe House, it might be adapted for the use of the Commander-in-Chief. If Metcalfe House is occupied by the Viceroy, some other house could be found for the Commander-in-Chief.

III. *Members of Council*.—A certain number of fairly good houses could probably be made available for them in the Civil Lines, but very likely some

of them would prefer quarters in Curzon House. By making some additions and alterations to Curzon House, a number of really good quarters could be provided at no very great expense.

IV. *Secretaries and higher gazetted officers generally staying throughout the cold weather in Delhi.*—It would be possible to provide them all either with houses in the Civil Lines or with quarters in Curzon House; probably the best plan would be to draw up a list of the accommodation available and allow officers to choose in order of precedence.

V. *Additional Members of the Legislative Council and Touring officers staying for some time in Delhi.*—It is improbable that sufficient houses will be available, and the best plan will probably be to run up temporary quarters. This can be done at about Rs. 1-8-0 a square foot, such quarters would be more comfortable than tents, even if the tents were provided with a thatched covering and pucca floor. In the long run tents would probably not be much less expensive and the danger of fire would be considerable.

VI. *Offices and clerks and chaprassies' quarters.*—My first idea was that it might be possible to utilise some of the barracks in the Fort. Of course, the military authorities would have to be consulted, but I think it might be possible for them to give us buildings with a floor space of nearly 90,000 square feet. The difficulty however is to provide accommodation for the clerks. Obviously they must be near their offices. Unless the Native Infantry regiment were taken away permanently from their present lines just outside the Fort, it would be difficult to find a suitable place for the clerks' quarters near the Fort, and probably the best plan would be to put up temporary offices and quarters in the Durbar area, perhaps not very far from Kingsway station.

VII. *Officers paying short visits to Delhi.*—Probably during the first cold weather it would be desirable to have a standing camp where such officers could put up for two or three days at a time. It is difficult to say at present for how many officers accommodation would be required; additional tents could be put up at short notice, and from our experience of next cold weather we will see whether it would be worth while running up temporary buildings for the following years.

VIII. *Provision for Legislative Council Meetings.*—There would be no difficulty in adapting either the Town Hall or the Dewan-i-Am for meetings of the Legislative Council and of Select Committees.

All quarters provided by Government should, I think, be furnished. All arrangements for conservancy, water-supply, fire prevention, the maintenance of wards, &c., should be placed under the officer in charge of the temporary

arrangements as regards camps. But in the Civil Stations and in the Fort (if utilised) the existing arrangements might continue, provided they appear to be satisfactory.

R. W. C[ARLYLE],—23-12-11.

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## PROCEEDINGS AT DELHI.

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*(Note by Hon'ble Sir J. L. Jenkins.)*

A conference was held on Sunday, the 17th December, at the Punjab Camp between the Lieutenant-Governor of the Punjab and myself accompanied by Sir A. Earle. The Deputy Commissioner of Delhi and Major Beadon were present.

2. The instructions issued to the Punjab Government were discussed. It was pointed out that the limits laid down in those instructions were not intended to be definite and conclusive; that we should prefer to take up too much than too little, and should welcome any proposals the Lieutenant-Governor might wish to make.

The Lieutenant-Governor approved generally of the limits prescribed for the compact block of the Government of India estate, and said that any additions or alterations which upon further examination might appear expedient would be reported.

3. It was arranged that Major Beadon should at once be appointed Collector under the Land Acquisition Act, and that a preliminary notification under section 6 of the Act, which will prevent fresh rights accruing against Government, should be published in the Punjab Government Gazette this week.

4. It was also settled that enquiry should immediately be made as to the lands to be taken up to the south and south-west of Delhi, with a view to their demarcation at the earliest possible date. The area to be taken up on the other side of the river will be settled in consultation with the United Provinces Government, who will either appoint a separate acquisition officer or utilise Mr. Beadon's services.

5. The preparation of maps will be taken in hand at once. It was stated that there are already ample materials for this purpose, and that a fresh survey will not be necessary.

6. A question arose as to the acquisition of the house property in the Civil Station, which lies between the northern part of the Ridge and the city wall of Delhi. It was observed that the cost of acquisition would be high. The sum of 12 lakhs was mentioned for Ludlow Castle, and three lakhs or

more for Maiden's Hotel. Personally I think that all should be acquired, subject only to exceptions for special reasons in particular cases. If the properties are costly now, they will be very much more costly later on, and the agricultural land will be got so cheaply that the average cost per acre for the whole block will not be excessive. In any case schedules should be prepared showing the details of all the properties and the estimated cost of acquisition.

7. It was agreed that the Metcalfe House estate must in any case be acquired.

8. I believe the Punjab Government will co-operate heartily in the scheme, and it is important to associate Punjab officers as far as possible in the business, as their knowledge and influence will be of great value in securing the land on reasonable terms and in other ways.

9. The constitution of the Committee which is to be appointed to carry out the scheme must now be considered. I would propose the following names :—

Lieutenant-Colonel Popham, Young, Deputy Commissioner, Punjab (Chairman).

Mr. T. R. Ward, Superintending Engineer, Jumna Canal.

Mr. Wittet, Consulting Architect, Bombay.

Lieutenant-Colonel Popham-Young is an officer of much energy and resource, and has done excellent work in founding the canal colonies and in Patiala. He is something of a personality, and I believe he would make a very good Chairman of the Committee.

Mr. Ward is an Engineer of long and varied experience. He saw Kimberley grow up, and was with his father in Johannesburg when that city was planned, so he is not without some knowledge of work of the kind and of the mistakes to be avoided. He strikes me as being a man of ideas and enterprise and I doubt whether a better man could be found.

Mr. Wittet is about the best architect in India, and has had experience of large buildings in Bombay. He is young and full of energy.

I see no reason why a Committee so constituted should not be able to do all the work admirably.

Their duties would be—

(1) To prepare plans of the areas taken up, showing how they are to be laid out, roads, houses, open spaces, &c.

(2) To allocate definite portions of the sites to certain purposes, offices, official residences of different classes, shops, markets, bazars, private residences, a location for Ruling Chiefs, a cantonment, police lines, &c.

(3) To demarcate within these portions the actual sites for all the more important buildings and for those immediately required.



(4) To prepare plans and estimates for those buildings.

(5) To make proposals for water-supply, drainage, sanitation and lighting. The actual work may have to be entrusted to specialists.

(6) To lease all houses and lands not immediately required for Government purposes on the best terms obtainable. The leases should be short at first, in order that we may have the full advantage of the future rise in prices.

(7) To examine all the houses available and to report which of them will be suitable for the temporary accommodation of Members of Council, Secretaries, &c., from the 1st November 1912. A provisional list of the accommodation required has been prepared and sent to the other departments for consideration. After the Committee has been appointed, they will report what establishment they require. As soon as the work gets into swing, a separate establishment will probably be required for account purposes, and on this point the Finance Department will doubtless advise.

The financing of the scheme will require early consideration.

J. L. J[ENKINS],—19-12-11.

A copy of this note may be sent to His Excellency who will perhaps desire that it should be discussed at the next meeting of Council.

J. L. J[ENKINS],—19-12-11.

Private Secretary to Viceroy.

A. EARLE,—21-12-11.

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*(Note by H. E. the Viceroy.)*

Please circulate to Hon'ble Members and bring up in Council on December 28th.

The questions connected with Delhi may, I think, be divided into two categories, *viz.*, the temporary accommodation of the Government of India and the acquirement of land, the town-planning and building of the new Delhi. The first category would seem to me to fall within the scope of the Public Works Department, and the latter should be undertaken by a specially appointed Committee. I think that Punjab officials should be appointed as much as possible, and I am quite prepared to accept the Committee proposed by Sir J. Jenkins if Hon'ble Members agree. There will have to be inter-communication between the Committee and the Public Works Department to prevent overlapping, and there must be genuine co-operation together.

The proposals made in Sir J. Jenkin's note appear to me very practical and admirable in every way. The only point where I am not absolutely at one with Sir J. Jenkins is in thinking that the duties mentioned in paragraph 7 might be advantageously delegated to the Public Works Department.

H.,—23-12-11.

*(Notes by Members of Council.)*

With reference to Sir R. Carlyle's note, I think Sir L. Jacob is too old and is unsuitable for other reasons.

I have heard, but I don't know whether it is the case or not, that Metcalfe House is notoriously unhealthy and had on this account to be given up as a residence. Before being taken up for the purpose indicated, the truth of this should be ascertained.

There would be no difficulty in moving the Native infantry from their present lines which are in a very bad condition; but before doing so, it would be necessary to build them other lines elsewhere. To turn them out without this provision in favour of clerks would have a very bad effect. Similar remarks apply to the barracks in the Fort.

I agree with His Excellency the Viceroy's note regarding the proposals of Sir J. Jenkins. I cannot, however, give any opinion regarding the officers mentioned as members of the Committee, for I don't know any of them. I think a specialist on town-planning and one on sanitation should be got out, if necessary, from Home. I doubt if such are procurable in India.

It seems to me that all the Public Works Department should be concerned with, is the question of temporary accommodation, the rest by the specially appointed Commission.

O'M. O[REAGH],—29-12-11.

P. S.—I think the Fort should at all times have a suitable garrison—at least four companies of British infantry and one of garrison artillery—it is now two companies of British infantry and a half company of garrison artillery, and therefore in planning arrangements too much reliance should not be placed on obtaining accommodation there for clerks and offices.

O'M. O[REAGH],—29-12-11.

I am quite certain that my criticism of the Hon'ble Sir John Jenkins's proposals will not be taken ill by him. He never takes offence when he knows that none is meant. Moreover, he told us at the last meeting of the Council that his proposals were in the nature of mere suggestions, made with a view to initiating a consideration of the whole question.

I feel very strongly that this is an opportunity which has never yet occurred, and which will probably never recur, for laying the foundations of one of the finest cities in the world, and certainly the finest city in the East.

To hand over the planning of such a city to three nonentities—for I can call them nothing else—a youthful Lieutenant-Colonel who has had something to do with a canal colony, an engineer who has dabbled in canal work, and an architect who has "had experience of some large buildings in Bombay," seems to me to court disaster and discredit.

I cannot disguise from my colleagues my conviction that the moment it became known that a body such as Sir John Jenkins has indicated was entrusted with this work of the very first importance, we should have an outburst of furious indignation, the end of which it is not easy to foresee.

It is wholly from a desire that Delhi should be planned out so that history may point to it as one of the finest accomplishments ever carried out by any Governor-General in Council that I write with freedom on the subject.

I am glad to think, however, that the situation has, practically, entirely changed since the notes now before us were written.

The Hon'ble Sir John Jenkins has told us in Council that he does not cling especially to the Committee which he indicated. His Excellency, on the other hand, has expressed to us his opinion that, before anything is done, we should obtain the advice of the very best expert on town-planning procurable.

I am in entire agreement with His Excellency on that point.

His Excellency also indicated that he thought it would be preferable later on to invite competition from architects.

Here again I entirely agree with His Excellency, merely mentioning the name, for consideration, of Mr. Baker whose work in South Africa is the admiration of all who have seen it; in particular the Houses of Parliament at Pretoria.

I would also consult the best sanitary engineer and the best landscape gardener from England.

I think we should pay them whatever fee is necessary to induce them to come to India for six months, of which three should be in the rainy season, so that they might become acquainted with the climatic conditions of India.

I think they should be instructed to consider the whole question of the future Delhi individually and collectively *in situ*, and at the end of six months, or sooner if they are able to produce it, they should lay their views before the Government of India in the shape of a report.

I am very glad indeed to think that the Council at its last meeting agreed to His Excellency's proposal to obtain adequate expert advice from England. I do not think that doing so binds us in any way to accept their advice, but our action has this great advantage, that it presents a much-required defence when we come to be attacked in England, which is inevitable.

I am strongly opposed to any one being attached, by us or any one else, to the experts from England. I think it is extremely likely that the experts may ask for assistance and then we can of course give it, but we must guard very carefully against the possibility of the expert turning round on us later

and saying:—"That is not the opinion I gave; it is one which was forced on me by Indian officials." I think my Hon'ble Colleagues will see my point.

Until the expert opinion has been received, I should not allow any one to touch the site.

I now come to the subsidiary question of temporary arrangements at Delhi.

I confess that I was not able to understand the difficulty alluded to by the Hon'ble Mr. Carlyle, but so far as I was able to understand it, I think all he asks for is that the purchasing agency, whatever it may be, should be instructed to give priority to his purchase requirements in regard to houses in Delhi. This seems to me perfectly reasonable, and it is, after all, a small matter. Whoever is entrusted with the purchasing of land and houses in Delhi can quite easily be told to proceed as rapidly as possible with the acquisition of whatever houses and small parcels of land Mr. Carlyle may recommend to us as requisite for his purpose.

I am however entirely at one with Sir John Jenkins in his objection to allowing more than one agency to affect purchases.

I do not think the Public Works Department should be allowed to do more than to alter and improve and add to such houses as Mr. Carlyle advises us to buy.

I say quite frankly that the more the Public Works Department are kept out of the whole business, the better.

I think the only question which remains is the method by which land and houses should be acquired. I know very little of Major Beadon whom Sir John Jenkins advises should be at once appointed Collector under the Land Acquisition Act, but the little I do know leads me to entertain grave doubts as to whether he is a sufficiently strong man for the work. It must be remembered that, if his decisions are appealed against successfully, we may be landed in the most tremendous expense.

Apart from this, however, I do not think, from all I have been able to ascertain, that he is a man of sufficient strength of character or is sufficiently broad-minded to undertake so large a business as this. I may be quite wrong and I have no wish to press the point beyond giving a caution.

My inclination would be to take everything away from the Punjab Government. Sooner or later they must be entirely dissociated from the new Delhi, and the sooner they are made to realise this, the better.

In Sir Louis Dane we have a man who has, in my opinion at any rate, none of the qualities likely to enable him to deal successfully with anything of

this character which he may be allowed to undertake, and I am strongly averse to his being allowed to interfere in any shape or form.

But I cannot disguise from myself the great strength of Sir John Jenkins's argument that, unless you employ the machinery available in the shape of the Punjab Government, it will be very difficult to buy either successfully or economically. I think this is essentially a question which might be discussed at the next meeting of Council.

On the broad and important issues of the employment of experts in connection with the rebuilding of Delhi and of entrusting to the Public Works Department the temporary work in Delhi, we seem to be in agreement with His Excellency.

The two points which I think were left open and which would appear to be in doubt are the employment of Mr. Beadon, and the entrusting to the Punjab officials of the purchase of land and houses.

I apologise for the inordinate length of this note.

G. F. W[ILSON],—1-1-12.

I agree with His Excellency that it is essential to get experts from England, and I hope a landscape gardener will be included as suggested by the Hon'ble Finance Member.

I agree with the Hon'ble Finance Member that the experts should be given a free hand, and that we should not associate people with them except at their request.

I hope that nothing like the big buildings of Bombay will be attempted at Delhi; and the names suggested in the Hon'ble Sir J. Jenkin's note do not, I confess, inspire me with confidence.

I do not feel sure what the Hon'ble Mr. Carlyle wanted at the last meeting of Council. But if it was that the acquisition of land should be under the Revenue Department according to established practice, I am prepared to support precedent in the matter.

I do not wish to offer any opinion as to Major Beadon, but I consider it of vital importance to take the whole business under our direct control as soon as possible, keeping a Punjab officer under us. Dual control will, I think, create chaos and pile up profligate expenditure.

I understand that no alteration of the site will be allowed until the report, or opinions, of the expert have been considered in Council. This seems an eminently sound procedure.

S. H. B[UTLER],—1-1-12.

An expert of repute and standing is wanted for the larger work of building up Delhi—at any rate, so far as the planning and general design are

concerned, this seems to be necessary. He ought to have, I think, a free hand with such assistance as he may desire to take.

The architectural beauty of the new Delhi should be a special feature. This can be hardly expected to be achieved by leaving it in the hands of such as have dealt with big buildings of any of the modern cities of India. It seems to me we have to go out of India to secure the services of the right man.

The land acquisition proceedings had better be left in the hands of the Punjab Government. The officers are acquainted with local conditions and are therefore in a position to deal with the work on more advantageous terms. In many instances the Local Government will be able to solve difficulties in a manner that will be the envy of diplomatists. It will cost us less if the Punjab Government did this work.

I agree with the view that the temporary move in Delhi referred to in the note of the Hon'ble Finance Member should be entrusted to the Public Works Department.

SYED I[MAM],—1-1-12.

I will take the operations in the general order in which they would be carried out, though some of them will necessarily overlap to a greater or less extent. They are :—

1. Acquisition of land.
2. Administration of the area acquired pending and during development.
3. Town-planning in the fullest sense of the term.
4. Allotment of sites for different buildings in the localities assigned to each purpose by the town-planning scheme.
5. The designing and construction of the building themselves, in so far as they are to be constructed by Government. Conditions as to other buildings will fall under the head of Administration.
6. The laying out of roads, parks, and open spaces, and the construction of drains and sewers, and the provision of lighting. All this will go on as long as development continues, but a beginning ought certainly to be made as soon as the town-planning scheme is completed. In the development of all estates in England these operations are well ahead of the actual building.

I will now take these headings *seriatim*.

1. *Land acquisition*.—Major Beadon has already been appointed Collector under the Act, and a large area has been notified under section 6. It is a mistake to suppose that any exceptional ability is needed for Land Acquisition work. What is most of all required is local knowledge and experience and acquaintance with the idiosyncrasies of the Courts to which the appeals go. Major Beadon possesses this requisite, and has done much work of the kind

around Delhi. I do not think a better officer could have been selected. In my opinion it would be a serious mistake to take this work out of the hands of the Punjab Government, as Sir H. Butler has suggested; and I greatly doubt whether it would be possible to do so without special legislation, as the Land Acquisition Act contemplates action being taken by the Local Government only.

2. *Administration*.—It is very necessary that provision should be made for this, as the financial results of the operations will depend on the manner in which the estate is administered. With anything like good management, the scheme ought to pay for itself, but a very little will make the difference between profit and loss. Before long we shall have a large area of land in our possession, and an administrative officer will be required to manage it and put it to the best use.

3. *Town-planning*.—There was a general consensus of opinion at the last meeting of Council that this should be done by a man from home, and I agree to that course, though I have much reason to distrust “experts from home”, and think there are men in India who could do the work better. It is a case of *Omne ignotum*. Such an appointment might however disarm criticism.

4. *Allotment of sites, &c.*—This is an administrative duty and some authority will have to be appointed to discharge it as soon as the town-plan is ready.

5. *Designing and construction of buildings*.—The general feeling was that competitive designs and estimates should be called for, but I presume this would apply only to Government House and the Council Hall and other important buildings, not to ordinary dwelling-houses, unimportant offices, &c., for which it would be better to employ our own architect and engineer. Also in the case of the more important buildings it would be sheer waste of time to call for competitive designs without giving any details of what is required. Specifications will have to be prepared showing the accommodation required, the materials available, and the maximum cost estimated on the cubic contents of the buildings with a liberal allowance for contingencies.

An architect and an engineer will be required for the preparation of these specifications; and if there is not to be inordinate delay, they should be taken in hand at once.

6. *Laying out of roads, drains, sewers, &c.*—As I have said this work should always be in advance of actual development, and the roads immediately necessary should be taken in hand at once when the plan is ready. There will very soon be full employment for a first-rate engineer with technical assistants.

Everything seems to me to point to the early creation of such a Committee as I recommended, consisting of an administrative officer, an engineer, and an architect. I am quite indifferent to the composition of the Committee; but

unless the work is now started on methodical and business like lines, with a clear comprehension of what has to be done and how it ought to be done, I think it is quite probable that Government House may not have risen above its foundations when His Excellency's term of office expires, and that after ten or twelve years the new capital may still be struggling into existence.

I have no desire to retain the work in my Department, for I have more than enough to do before the 1st April.

I would strongly recommend that it should be taken by His Excellency himself and that an able officer—Mr. Hailey, if available—should be placed on special duty with the Government of India to transact all business connected with the scheme directly with His Excellency.

J. L. J[ENKINS],—1-1-12.

Our main difficulty seems to me to be that, while on the one hand we want to get on as quickly as possible, on the other the immense importance of producing a capital which should be above criticism must make for caution and delay. To fulfil the first aim it would certainly be desirable to start at once, as Sir J. Jenkins says, with roads, drains, sewers, &c.; on the other hand, it would only lead to confusion to get roads and drains made before the new town is planned and their alignment settled. We must, I think, get the town-planning done first, and not touch the site in the meantime, except that perhaps the question of raising the level of the lower-lying ground might be taken up.

I agree generally with what has been suggested as to getting out experts from home. I am not so sure that it is desirable not to attach any local man to them. The responsibility for the capital will rest with us in any case; we should hardly escape any measure of it by employing purely outside experts; and a man who knew India might be of great assistance. We shall have, for instance, to see at the outset that the experts consult the Railway Department, as the capital of India (assuming it is on the site of the Durbar camps) cannot be left on a siding, linked up with the main line by a tortuous route; and it will not be altogether easy to devise a suitable way of bringing the railway in without its being unduly prominent.

It is worth considering whether we should invite competitive designs for the new city, as well as purely architectural designs for particular buildings.

As to the land acquisition question, I should like to see the whole thing out of the hands of the Punjab Government if it can be done. I don't see why we can't take over the necessary machinery and men from them. Otherwise it seems difficult to avoid some measure of dual control: for instance—and this was I think Sir R. Carlyle's point at last Council—the whole process must be



a relatively slow one; some sites will, from our point of view, be wanted more urgently than others, and we ought to be able to give instructions on such matters direct to the Acquisition officer.

Would it not make for expedition to have more than one officer?

W. H. C[LARK],—2-1-12.

All the business connected with the move from Calcutta to Delhi is urgent, but so far as the arrangements for our temporary accommodation are concerned, every day is of importance. I have done what I could by having enquiries made regarding houses suitable for the accommodation of officers, by buying considerable quantities of furniture, by arranging to take over from the Durbar Committee large quantities of plant of various kinds, such as electrical plant, pipes for water-supply, &c., which could be utilised at once, and finally by arranging to take over from the Committee roads, building, &c., which are likely to be required for temporary or permanent use.

2. So far as the laying out of the city is concerned, I welcome His Excellency's proposal to appoint the best town-planning Architect and Sanitary Engineer we can get from home, and not to set to work a Committee to deal with the actual construction of the new town till we have got their report before us. Under these circumstances, the selection of a Committee does not appear to be a very urgent matter, and we have time to look round. I cannot think that the Committee proposed by Sir John Jenkins would work very well. Colonel Popham-Young has only had experience of laying out villages in desert plains with no special physical features to differentiate one place from another, and little was necessary beyond the most rudimentary plans for a small town. Mr. Ward, I believe, is a very capable Engineer with great experience in the Irrigation Department, but he is not qualified by his training or experience to deal with the building of a great city.

3. Turning now to temporary arrangements which are a matter of great urgency, I am opinion that the work will be done quickest and, I believe, most economically if it is all put under the charge of one man to work directly under one Department. In many respects the Public Works Department would seem to be the most suitable. I would not allow the usual office procedure to be followed. No one in the Public Works Department would handle papers except the Secretary and myself, unless by special orders not as a rule to be passed without reference to me, other officers in the Department were required to note. No doubt, other Departments would arrange to have all files referred to them treated as very urgent. Whoever is appointed would,

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As regards His Excellency's reference to Mr. Hailey, everyone would recognise him to be an admirable member. The only doubt I have is whether it would not be better instead of appointing him as President of the Committee to appoint him as member and Secretary. A Committee to deal with Delhi must include some very senior men and it might be desirable to have an officer senior to Mr. Hailey as President,—R. W. C[ARLYLE].

of course, require a considerable staff to assist him. If the general principle were accepted, I would submit my detailed proposals, after consulting Finance Department, to His Excellency as to the staff to be appointed, where necessary referring to any other Department which might be concerned.

4. With reference to the Land Acquisition Deputy Collector, I doubt whether Colonel Beadon is quite the right man. I may be wrong in this, and at all events he might be given a short trial. In any case, I would not propose to intervene between the Land Acquisition officer and the Punjab Government. All that I ask is that I should be allowed to arrange with the Punjab Government to have weekly reports from the Land Acquisition officer, showing exactly the work done and prices paid. We should also be in a position to apply direct to this officer for any other information we may from time to time require. The most essential point perhaps is that the Land Acquisition officer should act on our instructions as to the urgency of the acquisition of any particular pieces of land and houses. There is an area of 176 square miles to be dealt with, and it is impossible to take up everything at once. The urgent matter now is to take up whatever is required for our temporary accommodation.

5. If the temporary arrangements are entrusted to an officer working under the Public Works Department, I would propose to go up to Delhi as soon as possible, and see that work is set going properly. I would also enquire how the land acquisition work is proceeding.

R. W. C[ARLYLE],—3-1-12.

*Note by H. E. the Viceroy.*

This was discussed in Council last night. The temporary arrangements should be entrusted to the Public Works Department, and Colonel Beadon may be told which properties the Department will have need of in the near future, so that he may proceed to acquire them more rapidly than other land required for the new city.

I intend to take the whole question of the new Delhi into my own hands. I shall form a very small Committee to help me, submitting all questions of any great importance to Hon'ble Members of my Council before actually deciding upon them. I wish therefore to have forwarded to me through Sir John Jenkins the weekly report on the acquisition of land, which I understand is sent to him by Colonel Beadon.

H.,—6-1-12.

G. F. W[ILSON],—6-1-12.

The matter is one of such interest and importance that I trust Hon'ble Members will be kept informed periodically of progress made.

S. H. B[UTLER],—7-1-12.

SYED I[MAM],—7-1-12.

W. H. C[LARK],—7-1-12.

O'M. C[REAGH],—7-1-12.

J. L. J[ENKINS],—7-1-12.

R. W. C[ARLYLE],—8-1-12.

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No. 38.

FROM A. LATIFI, Esq.

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*Delhi, December 27th, 1911.*

DEAR SIR JAMES,

I am very anxious to be employed in connection with the foundation of the new capital. If you have the occasion, will you very kindly help me to get some job which will enable me to hang on here?

I do not suppose your labours in connection with the King's visit have in any way lessened. I know that mine have not, as Bayley returned to Calcutta shortly after the King left Delhi, and I have now the pleasant duty of winding up the affairs of the whole Press Camp on my hands.

With kind regards,

Believe me, yours sincerely,

(Sd.) A. LATIFI.

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No. 39.

TO THE HON'BLE SIR A. EARLE, K. C. I. E., Secy. to the Govt. of India, Home Dept.

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*Govt. House, Calcutta, December 28th, 1911.*

MY DEAR EARLE,

I send you with this the original despatch to the Secretary of State on the subject of the administrative changes. It is a very important document and should be carefully kept in the archives of the Home Department.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 40.

FROM THE HON'BLE MR. W. WEDDERBURN, M. P.

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*Meredith, Gloucester, December 28th, 1912.*

DEAR LORD HARDINGE,

As I have for so many years been a critic of Indian administration, may I now express my appreciation of the decisions at Delhi. It was, I think, Dr. Johnson who protested, "shall I bandy compliments with my King?"—but in spite of this warning, I should like to say that in my opinion the announcements rank with the South African settlement in wise and courageous statesmanship, while exceeding it in far reaching importance. I feel convinced that the success will be the same.

Believe me, &amp;c.,

(Sd.) W. WEDDERBURN.

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No. 41.FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,  
Member of the Viceroy's Council.

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*Calcutta, December 29th, 1911.*

MY DEAR DUBOULAY,

I shall be very glad if you will ask His Excellency whether he would be willing to allow the notes which were written by Members of Council (and sent home to Lord Crewe) to be now printed and recorded in the confidential press of the Home Office.

The actual writers are doubtless insignificant people, and it matters very little what happens to them; but the notes they wrote in regard to this extremely important and historic transfer of the capital to Delhi are practically State documents which in the future will be of not inconsiderable interest.

Quite apart from that, however, I think it is only fair to each individual Member that exactly what he did write should be placed and remain on record.

I submit this to His Excellency with great respect, but also in the hope that he will be pleased to sanction these documents being now treated as official records of not inconsiderable interest and importance.

Yours very sincerely,

(Sd.) GUY FLEETWOOD WILSON.

No. 42.

Govr.-Genl. to Sir R. Ritchie, India Office.

\* Telegram, No. 299, 30th December 1911, 12-15 p. m.

We are most anxious to obtain the services, as soon as possible, of the best town-planning Architect and of the best Sanitary Engineer for the new Delhi. Beyond acquiring the land we can do nothing until we have the advice of these experts. Can you help us to find them? Lord Crewe has suggested the name of Raymond Unwin who planned Hampstead Garden City. We should like the names of one or two more, and also of some Sanitary Engineers. I should be very grateful if you could help me in this matter.

No. 43.

TO THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,  
Member of the Viceroy's Council.

*Govt. House, Calcutta, January 1st, 1912.*

MY DEAR SIR GUY,

Your letter of the 29th December about notes written by Members of Council regarding the administrative changes. The Viceroy has already ordered these notes to be printed, but the press of work is so great that it cannot be done for another fortnight. As soon as they are printed, I shall send a copy to the Home Department, to which they properly belong. I am not sure whether you want them to be treated differently to ordinary notes in any way—fully signed, for instance—but, if so, would you let me know?

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 44.

FROM B. M. MALABARI, Esq.

*Calcutta, January 1st, 1912.*

MY DEAR LORD HARDINGE,

The year opens auspiciously for you, with the blessings of many millions in India and the warm approbation of your Sovereign and your wiser countrymen.

In moments of discouragements, pray be sure that within a few years your European critics will see that the shifting of the capital of the Empire is to them a blessing in disguise and an immense gain to the country.

As to my Bengali friends, if they cannot become virtually self-governing now, they never will.

With all best wishes,

Yours sincerely,

(Sd.) B. M. MALABARI.

No. 45.

To B. M. MALABARI, Esq.

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Govt. House, Calcutta, January 1st, 1912.

[Private.]

MY DEAR MR. MALABARI,

I may not have an opportunity of seeing you when you come to see the King and Queen today, but I wish to thank you very much for your very kind letter and good wishes for the New Year, as well as for the charming Christmas present of a cigarette case that you so kindly sent me.

I am not in the least discouraged by my European critics, who wrongly imagine that their interests will be permanently injured by the move to Delhi. I am so confident that the recent administrative changes are for the general good and prosperity of India as a whole that I do not in the least mind the outpouring of abuse by the *Statesman* and *Englishman* of Calcutta. I believe they have few real supporters.

As for Bengal, there is now no reason why it should not become as prosperous a Presidency as Bombay.

With my very best wishes,

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

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No. 46.

Secretary of State to Govr.-Genl.

\* Telegram, 3rd January 1912, 9-45 p. m. (Recd. 4th, 8-20 a. m.)

*Private.* Your telegram of the 30th ultimo. New Delhi. Local Government Board has been consulted unofficially, and names have been suggested for posts of planning Architect and Sanitary Engineer; but good men will be difficult to engage at short notice. Following points have been raised. More precise definition of work to be done by experts is desirable. Are they to advise mainly as to laying out of new town area and position of sites of public buildings, with a view to general effect and sanitary conditions rather than details of architectural design? Also do you contemplate experts completing work and returning home before hot weather, say, middle of April? If so, what would be latest possible date of arrival? It is suggested that better results would be obtained if visits of experts were postponed till next cold weather when full contour surveys of ground would be ready.

No. 47.

Private Secy. to Govr.-Genl. to Private Secy., Lieut.-Govr., Punjab.

Telegram, No. 14, 4th January 1912.

Has His Honour received the Circuit House plans back? They were returned by the Viceroy some days ago. The Viceroy would like to have a duplicate of them as soon as possible.

No. 48.

Private Secy. to Lieut.-Governor, Punjab, to Private Secy. to Viceroy.

Telegram, Lahore, 4th January 1912.

Circuit House plans have been received and are now with Superintending Engineer, who meets his honour at Delhi on 8th with estimates, &c. Duplicate copy of plan will be prepared and forwarded at once.

No. 49.

To THE HON'BLE SIR A. EARLE, K. C. I. E., Secy. to the Govt. of India, Home Dept.

*Govt. House, Calcutta, January 4th, 1912.*

MY DEAR EARLE,

Some few days ago I sent to Jenkins a copy of some papers connected with the request of Messrs. Ranken & Co. that provision might be made in the new capital of Delhi for a good position for shops for some of the leading Calcutta tradesmen. I presume that that has been sent in to the Home Department for record and consideration at the proper time. I now send in continuation copy of a letter from Lord Stamfordham, saying that His Imperial Majesty will be glad if favourable consideration should be shown to a somewhat similar request from a Mr. J. Faletti for the purpose of erecting a first class hotel. The Governor-General has noted upon it that it will be a great advantage to have a good hotel. Will you please see that all these requests are duly considered at the right time?

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

[ENCLOSURE.]

FROM THE RIGHT HON'BLE LORD STAMFORDHAM, P. C., G. C. V. O., G. C. I. E.,  
K. C. B., Private Secy. to His Majesty the King-Emperor.

*Govt. House, Calcutta, January 1st, 1912.*

MY DEAR DuBOULAY,

Mr. J. Faletti, Caterer, has asked me whether the King-Emperor would favour his application to the Government of India to be allowed to purchase

a plot of land at Delhi in the vicinity of the proposed new Government Buildings for the purpose of erecting a first class hotel. I spoke yesterday to His Excellency on the subject, who told me that the application would be considered.

Mr. Faletti catered for the King in 1905-06, and also during our recent stay in Nepal, and has on both occasions given great satisfaction, and His Majesty would be glad if favourable consideration could be shown to him in regard to the above-mentioned request.

Yours very truly,  
(Sd.) STAMFORDHAM.

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No. 50.

FROM THE HON'BLE SIR J. L. JENKINS, K. C. S. I., Member of the Viceroy's Council.

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*Calcutta, January 4th, 1912.*

DEAR LORD HARDINGE,

It was kind of Your Excellency to write, but I understand how the omission occurred, and I was only concerned lest it should be thought that we had been discourteous in not being present at the garden party. There are two things which would greatly conciliate Calcutta opinion if they could be done. Firstly, an announcement of the name of the Governor-designate for Bengal. Many people in Calcutta actually believe that Gupta is to be Governor, so devoid are they of any political sense; and if they knew that they were to have a first class man from home, they would be comforted. Secondly, a declaration that Government House will be maintained by the Government of India as a historic building, and as a residence for Viceroy's and distinguished guests visiting Calcutta.

I do hope Your Excellency will take the work at Delhi into your own hands as soon as possible. After all the fanfarade something is expected, and if after two or three years nothing has been done which the public can appreciate, there are plenty of people who are only too eager to scoff, and the new capital will be held up to derision. It is in the main a one man's job, and no one Member of Council can command sufficient influence with his colleagues. It is so easy to find reasons for doing nothing.

I think the preliminary specifications for Government House and the Council Hall should be taken in hand at once. There is no reason why they should not. They can be done now as well as at any other time; and until they are ready, it will be quite useless to invite competition for designs and estimates.



Hewett has been very helpful with regard to the land to be taken up on the left bank of the Jumna, and I put up a note on the subject for Your Excellency yesterday.

Yours sincerely,  
(Sd.) J. L. JENKINS.

No. 51.

Copy of a telegram from the Hon'ble Sir R. W. Carlyle, K. C. S. I., C. I. E., Member of the Viceroy's Council, to Major Henry Beadon, Deputy Commissioner, Delhi, dated Calcutta, the 4th January 1912

Can you give me a very rough estimate of time land acquisition proceedings are likely to take and the cost of acquiring all land included in notifications? Roughest possible estimate would suffice for the present. Please telegraph reply to my address, 6, Short Street.

No. 52.

Copy of a telegram from Major Henry Beadon, Deputy Commissioner, Delhi, to the Hon'ble Sir R. W. Carlyle, K. C. S. I., C. I. E., Member of the Viceroy's Council, dated Delhi, the 5th January 1912.

Acquisition proceedings up to Collector's awards will probably take full year; duration of probation subsequent litigation cannot be foretold; area in Punjab tentatively notified under His Honour's instructions, in order to prevent speculation, amounts to 177 square miles, and includes 14 square miles, comprising Delhi city, civil lines, and suburbs. Practically impossible to furnish estimate of amount of compensation, especially as question of providing land for dispossessed villagers must arise. Apart from this, anything up to two crores might be needed to acquire above area of 163 square miles, that is excluding Delhi, &c.

No. 53.

Govr.-Genl. to Sir R. Ritchie, India Office.

P \* Telegram, No. 300, 6th January 1912.

*Private.* New Delhi. Your telegram of 3rd. The main object for which we require experts, and at as early a date as possible, is for the laying out of the new town area, with a view to general effect and sanitary conditions. We can do nothing until we have the reports of these experts, and we are at a loss as to what roads and bridges to keep up or not. The question of architectural design will come later. What we should like would be that the

experts should come to India for a period of about six months; that they should arrive in India at the beginning of April, thus giving them two and a half months of fine weather before the rains. We think it very desirable that they should visit Delhi temporarily during the rains in order to appreciate local climatic conditions, but during the hot weather we would expect them to make Simla their head-quarters, where they could prepare their plans and discuss conditions with me and the Government of India. We cannot wait till next cold weather, as such delay would create an unfortunate impression as to our intentions, and the surveys of the ground are actually ready.

If you could see your way to making some recommendations as soon as possible and informing me at the same time of the terms demanded, I should be very grateful.

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No. 54.

To THE HON'BLE SIR A. EARLE, K. C. I. E., Secy. to the Govt. of India, Home Dept.

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*Govt. House, Calcutta, January 6th, 1912.*

MY DEAR EARLE,

Will you kindly circulate to Hon'ble Members and return to me? I will then print for His Excellency and send you the original for record.

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

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[ ENCLOSURES. ]

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Notes by Hon'ble Members *re* laying out the New Delhi.

P. S. V.'s memoranda, dated 26th and 29th December, with printed papers *re* New Delhi.

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No. 55.

To A. LATIFI, Esq., Delhi.

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*Govt. House, Calcutta, January 9th, 1912.*

DEAR MR. LATIFI,

I am sorry for not acknowledging your letter of the 27th December before, but I have been submerged with work, and, as a matter of fact, I cannot do anything with your letter at present. I don't think anybody knows in the least what organisation and mechanism will be required at Delhi, but when anything definite is settled, and there is anybody in a responsible position to

whom such matters can be referred, I will pass on your letter to him. I do not think it is a matter in which the Viceroy would like to tie the hands of any person to whom would be entrusted the working out of the plans.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 56.

FROM THE HON'BLE MR. L. C. PORTER, C. I. E., Secy. to the Govt. of India, Education Dept.

*Calcutta, January 10th, 1912.*

DEAR DUBOULAY,

Your telephone message about Delhi sanitation. Lukis is leaving for Delhi tomorrow night, and I have wired to the Punjab Government to send the Sanitary Commissioner to meet him.

Yours sincerely,

(Sd.) L. PORTER.

No. 57.

Viceroy to Lieut.-Governor, Punjab.

Telegram, 10th January 1912.

Could you very kindly obtain for me three estimates—first, the reproduction in marble of the pavilion in the Durbar Amphitheatre; second, the reproduction in marble of the dais under the Royal *shamiana* and the raised way between the *shamiana* and the pavilion; and lastly the construction in stone on the lines of the stadium at Athens of the seats of the Durbaries in the small Amphitheatre.

No. 58.

FROM THE HON'BLE SIR LOUIS DANE, C. I. E., C. S. I., Lieutenant-Governor of the Punjab.

*Camp Delhi, January 10th, 1912.*

MY DEAR CARLYLE,

I am very sorry to hear about your eye. It would certainly have been a great help if I could have taken you over the ground and discussed some of the general questions. For instance, I am not quite sure that it will be

wise to locate the station north of the Ridge where the camps were. Much of the area has the water within  $4\frac{1}{2}$  feet of the surface and sanitary experts may well object to this. It would probably be necessary to cut off the canal about 8 miles up, as it undoubtedly is the cause of this water logging, which, if irrigation of gardens, &c., over the station area is allowed, may easily grow worse. There are excellent well-drained areas to the west and south of the canal with good soil free from the which exists over much of the camp area, and they should at least be considered, as it would be a great pity to rush matters about the actual site of the new Government city and so get a bad and unhealthy location.

At present my idea is to learn this on 18th and go to Dera Ghazi Khan, and I could not well get back here this month; but if you decide to come up, I would defer my departure until 22nd.

We have had 30 hours continuous and fairly heavy rain here, which has ensured a splendid harvest, but has swamped out the Durbar area. If they had not accepted my advice and had the Durbar before instead of after the Muharram, the whole thing would have been a dismal fiasco, as before this rain, the grass was all dead and the place looked very dreary.

I enclose a note about the new survey sheets on the 1 mile=2 inches scale which is being got out in the Calcutta Drawing Office. This will be invaluable, and you might press the Survey Department to give it preference to all other work, so that copies may be given to you and to us at once.

Kind regards.

Yours sincerely,  
(Sd.) LOUIS DANE.

*P.S.*—Please wire on receipt of this if you are coming up now.

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No. 59.

Lieut.-Govr., Punjab, to Viceroy to Viceroy.

Telegram, 11th January 1912.

I have received Your Excellency's telegram of yesterday and will have the three estimates prepared at once.

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No. 60.

FROM W. A. S. BENSON, Esq.

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*Sussex, January 11th, 1912.*

DEAR LADY HARDINGE,

I hope by the time you get this you will have recovered from the fatigue and anxieties of the Durbar, and will forgive a volunteered opinion as to architecture and the new Delhi. Evelyn Benson thought you would not mind

and would perhaps pass it on if it seemed desirable. You may suppose that one feels some anxiety lest the buildings that are to be should fall short of what is possible and that a certain suspicion of official architecture has in the past found justification. To be frank, I feel that the best known British architects are not necessarily those most likely to succeed with Indian conditions; some of them have made their name for work of the sort that is very suitable at Whitehall, others in perfecting a glorified cottage style of country-house building. But there are some men of standing in the profession whose work does suggest the possibility of really suitable British-Indian architecture—especially that of *Halsey Ricardo*; after him I should name A. B. Pite and E. S. Prior. The two former are or have been professors of architecture at the Royal College of Art, and all three are senior men of good standing. I have no knowledge of the procedure that will be adopted or is proposed. But, speaking as an architect in my small way, it seems that a small professional Committee or Council would be desirable with a veto and advisory powers so as to harmonise the general style, and yet allow of some individuality and variety. Of course if it is the least use, I should be delighted to provide further particulars. Architecture is a curious profession in England, and there is less guarantee than in most walks of life that the man capable of exceptional work will have got known to the public. This must be my excuse for troubling you with this somewhat incoherent note.

Believe me, sincerely yours,  
(Sd.) W. A. S. BENSON.

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*P. S.*—It would of course be desirable that some of those who advised should visit Delhi. If you wanted private and unofficial enquiries as to willingness to do so, I should be very glad to do any such confidential sounding.

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No. 61.

To THE HON'BLE SIR A. EARLE, K. C. I. E., Secretary to the Government of India,  
Home Department.

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*Govt. House, Calcutta, January 15th, 1912.*

MY DEAR EARLE,

I found the enclosed amongst Sir John Jenkins's papers. Can you tell me whether the query of Sir John Hewett has been disposed of?

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

[ENCLOSURE TO THE FOREGOING LETTER.]

FROM THE HON'BLE SIR JOHN HEWETT, G. C. S. I., C. I. E., Lieut.-Governor of the  
United Provinces of Agra and Oudh.

*Camp, January 7th, 1912.*

MY DEAR JENKINS,

Can I notify the extent of land suggested on the east of the Jumna?

Yours sincerely,  
(Sd.) J. P. HEWETT.

No. 62.

Private Secy. to Viceroy to Secy., Delhi Coronation Durbar Committee.  
Telegram, 15th January 1912.

Can you please let me know early whether Major Crookshank, who was employed on Durbar Committee, is still on Committee? If not, whether he is in military or civil employ at present, and, if latter, where?

No. 63.

TO MAJOR-GENERAL BERESFORD LOVETT, R. R. (retired).

*Govt. House, Calcutta, January 15th, 1912.*

DEAR SIR,

I have received your letter of the 23rd December on the subject of the supply of electrical energy from the Jumna for the use of Delhi. It will be recorded for reference, if necessary.

Yours truly,  
(Sd.) J. H. DuBOULAY.

No. 64.

Secy., Delhi Coronation Durbar Committee, to Private Secy. to Viceroy.  
Telegram, Delhi, 16th January 1912.

Your telegram yesterday. Major Crookshank, Royal Engineers, holds permanent appointment as Executive Engineer, Civil, under United Provinces Government. He is still on deputation as Superintendent of Works under Durbar Committee.

No. 65.

FROM THE HON'BLE SIR A. EARLE, K. C. I. E., Secy. to the Govt. of India, Home Dept.

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D.-o. No. 44-DL.

*Calcutta, January 16th, 1912.*

MY DEAR DUBOULAY,

Your demi-official letter, dated the 15th January. I have retained the enclosed letter from Sir John Hewett, dated the 7th January, addressed to the late Sir John Jenkins, regarding the land on the east of the Jumna to be acquired for new Delhi. On reference to the file I find that His Honour's query was answered by Sir John Jenkins on the same date. Also the land has already been notified.

Yours sincerely,  
(Sd.) A. EARLE.

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No. 66.

Viceroy to Secretary of State.

P \* Telegram, No. 305, 16th January 1912, 1 p. m. (Despd. for Home Dept.)

Please refer to our telegram 49 of 9th January. A proclamation under the Government of India Act, 1854, is the only means of constituting Assam a Chief Commissionership, and taking Delhi under direct administration of Government of India pursuant to our despatch of the 25th August. But we consider that it is questionable whether territory can be transferred from a province having a local Legislative Council without placing it under another such Council. This was Lord Hobhouse's view in 1873. If the legislation suggested in our Public despatch 23 of 9th November last be undertaken, the case of Assam will be met, and we suggest that the necessary clause be embodied in the pending Parliament Bill for appointment of a Governor of Bengal and connected matters. To meet the case of Delhi, we suggest that a provision to meet Lord Hobhouse's doubt be included in the same Bill.

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No. 67.

FROM MESSRS. JAMES MONTEITH & CO. (to Private Secy.).

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*Calcutta, January 16th, 1912.*

SIR,

With reference to the seat of Government being transferred to Delhi, as we have the honour of holding His Excellency's appointment, and have also had the privilege of carrying out the work for His Excellency's Stable, it is our desire to open up business premises in Delhi at the same time as His Excellency's Government move there next cold season.

We therefore venture to approach you upon the subject, as we think it not unlikely that Government will be offering facilities to trades, firms, &c., with regard to ground space, and if such should be the case, we should like our name registered and to be favoured with particulars in due course, as we are particularly anxious to arrange for premises on a favourable site near the Government Buildings.

We are, &c.,  
(Sd.) JAMES MONTEITH & Co.

No. 68.

FROM G. JAMIESON, Esq., Secy., Tollygunge Club, Ltd.

*Calcutta, January 17th, 1912.*

[ Private. ]

MY DEAR SIR JAMES,

In the course of conversation a few nights ago, a person interested in Delhi (or who will be) asked me if I had thought over the matter of the new club that will be required at Delhi, and suggested my writing to you in order that my name might be brought forward, if it is decided to have a club there, on the lines of Ranalagh with golf, racing, polo, shows, &c., all in a ring fence. It goes without saying that the new capital *must* have a club of this sort, and it should grow up with the new city. It will be a big job, but I am prepared to take it on. I have been here seven years, yet the club does not treat me too liberally, consequently I will offer my wares in the best market! Everyone in Calcutta, and practically everywhere on this side of India, knows me and what I have done for this club.

Will you very kindly let it be known in the right quarter what I have written? I intended calling on you, instead of writing, but am so busy closing accounts, writing reports, &c. &c., that I don't see my way to getting out for days.

Yours sincerely,  
(Sd.) GEO. JAMIESON.

No. 69.

TO G. JAMIESON, Esq., Secy., Tollygunge Club, Ltd., Calcutta.

*Govt. House, Calcutta, January 18th, 1912.*

DEAR JAMIESON,

I have received your letter of the 17th January, and if the question arises of securing a Secretary for the General Club at Delhi, I will mention that you are an applicant. But so far no suggestion on the subject has reached me.

Yours sincerely,  
(Sd.) J. H. DuBOULAY.



No. 70.

FROM THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the  
Viceroy's Council.

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*Calcutta, January 18th, 1912.*

MY DEAR LORD HARDINGE,

I was very disappointed today when O'Kinealy told me I could not go to the Council meeting tomorrow.

I had hoped to have been able to mention to Your Excellency what is going on at Delhi. The question has just been raised of such urgency that possibly Your Excellency might wish to consult the Council. Are the arrangements for temporary housing to be from 1st October to 30th April, or from 1st November to 31st March? The matter is of importance, as the accommodation provided will be different according as provision has to be made for the cold weather months only, or for the cold weather months *plus* two months, parts of which may be very hot.

I should personally have thought that until permanent accommodation can be provided, we should only stay in Delhi for the five cold weather months. As I was unable to go to Delhi, I sent for Cole, and we discussed the lines on which the work is to be done; he has bought about Rs. 80,000 worth of good fairly substantial furniture which will stand four or five years wear; he has got a list of 63 houses in the civil lines which may all be made available with some improvements for the use of officers; and the Land Acquisition Deputy Collector has been asked to take them up and hand them over as quickly as possible. Cole is now collecting his staff; he has succeeded in getting a first-rate Executive Engineer from the United Provinces, and I think he will have no difficulty in picking up really good men to do all the work required.

As regards the Body-guard and the Band, provision will be made for them in the Lancer Lines, as Your Excellency desired. I do not know what Your Excellency's views would be regarding a temporary Council Chamber. I give my own idea for what it is worth, and that is that we might have a very suitable temporary Council Hall by utilising the Diwan-i-Khas in the Fort; another alternative would be to utilise the Town Hall, I have not seen it, but I understand that there would be plenty of accommodation available.

I remain, yours very sincerely,

(Sd.) R. W. CARLYLE,

No. 71.

FROM THE HON'BLE SIR LOUIS DANE, G. C. I. E., C. S. I., Lieut.-Govr. of the Punjab.

*Camp, January 18th, 1912.*

DEAR LORD HARDINGE,

\* \* \* \* \*

I am sending to Carlyle a note about possible sites for the new Delhi, which he will no doubt send on to Your Excellency. In the meantime the acquisition of the houses required for occupation pending construction of the new Government city is proceeding.

Yours very sincerely,  
(Sd.) LOUIS DANE.

No. 72.

TO MESSRS. JAMES MONTEITH &amp; CO., Calcutta.

*Govt. House, Calcutta, January 19th, 1912.*

DEAR SIRs,

I am desired to acknowledge the receipt of your letter of the 16th instant asking that the name of your firm be registered for ground space in Imperial Delhi, and to say that a note has been made of your application, and you will hear further from the Government of India in due course.

Yours faithfully,  
(Sd.) J. H. DUBOULAY.

No. 73.

TO THE HON'BLE SIR A. EARLE, K. C. I. E., Secy. to the Govt. of India, Home Dept.

*Govt. House, Calcutta, January 19th, 1912.*

MY DEAR EARLE,

I am desired to send you copies of enclosed correspondence.

Yours sincerely,  
(Sd.) J. H. DUBOULAY.

[ ENCLOSURES. ]

Letter from Messrs. James Monteith & Co., dated the 16th January 1912.  
" to " " " " " " dated the 19th January 1912.

No. 74.

FROM MAJOR H. C. BEADON, Deputy Commissioner, Delhi District, To LIEUT.  
COLONEL C. M. DALLAS, c. s. i., Commissioner and Superintendent, Delhi Division.

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*Delhi, January 19th, 1912.*

No. 24.

SIR,

In compliance with the orders conveyed in telegram No. 13-D. P., dated 29th December 1911, from the Home Department to the Punjab Government, which reads “\* \* \* Please direct Beadon to submit a weekly progress report of land acquisition proceeding and to send copy of it direct to Home Secretary, Calcutta \* \* \*”, I write to inform you of how matters have progressed so far.

2. In addition to the telegram mentioned above, conveying orders from the *Home Department* (Government of India), I have received orders from the *Finance Department* (Government of India) in telegram No. 205-F. E., dated the 11th January 1912, to acquire the houses in Civil Lines called Jehangir Mansions. Notice has been issued to the owner under section 9 of the Land Acquisition Act.

I have received orders from the *Revenue Department* (Government of India) to acquire the Metcalfe Estate, situate in the Delhi Civil Lines. A similar notice has been issued. I have received orders, verbal and otherwise, from the *Punjab Government* to acquire two large areas to the south-west and north of Delhi in area some 24 and 6 square miles respectively. I have also been ordered by the *Revenue Department* (Government of India) in a telegram, dated 4th January 1912, to give a rough estimate of the cost of acquiring the whole area of 177 square miles notified—an order which has been complied with by telegram. I have also been directed in paragraph 6 of Government of India, Home Department, No. 253-G., dated 16th December 1911, to draw up a rough estimate of the cost of acquiring the area mentioned in that letter. The only definite area mentioned was outlined in paragraph 1, so I drew up a preliminary note for discussion with the Hon'ble Member of Council who was expected to come to Delhi, but could not do so. In view of subsequent orders from the Punjab Government noted above, no further action on this subject seems necessary. I have been further desired by Lieutenant-Colonel Cole (who, I understand unofficially, has been deputed to work under the orders of the Government of India) to point out to him and estimate the value of such houses in Civil Lines as can be utilised for the temporary accommodation of officials. I have complied with his request.

3. The foregoing will suffice to show that many orders have been issued to me by various high officials. It would be more convenient for me if some

responsible officer or Committee could be appointed who would issue orders which are more definite and which do not ask for estimates of the value of overlapping areas. I suggest that, as a working arrangement, all orders for me referring to acquisition or estimates in Civil Lines be issued through or by Colonel Cole, and that all orders for me referring to the acquisition or estimates of other areas be issued by or through the Punjab Government until such time as a responsible Committee on the analogy of the Durbar Committee is appointed. Some such organisation is desirable in the interests of progress.

4. It is only within the last few days that the orders, which I have received, have taken a practical turn, so I have only just begun acquisition proceedings. Orders have been issued by me for the preparation of the necessary acquisition files for all areas to be acquired under the existing orders; but since I understand that the acquisition of houses and areas in the Civil Lines for temporary accommodation is the more pressing, I am concentrating the normal district staff on to this work. I have applied to the Punjab Government and the Financial Commissioners for the appointment of the necessary staff of Revenue officers who, I presume, will be drafted here in the fulness of time.

5. A copy of this letter has been sent direct to the Home Secretary to the Government of India, in compliance with the order quoted in paragraph 1 of this letter.

I have, &c.,

(Sd.) H. C. BEADON.

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No. 85, dated Delhi, the 19th January 1912.

Copy of the foregoing forwarded to the Home Secretary to the Government of India, Calcutta.

(Sd.) H. C. BEADON,

*Deputy Commissioner.*

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No. 75.

To THE HON'BLE SIR R. W. CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

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*Govt. House, Calcutta, January 20th, 1912.*

MY DEAR CARLYLE,

I am very sorry to hear that you are still suffering from your eyes but I hope that they are now improving and that they will soon be quite right again.

We talked in Council yesterday of the temporary housing at Delhi, and we all agreed that the term of official residence at Delhi, should be from the 1st October to the 30th April. It is not really hot at Delhi in either October or April, and we do not think that the extension of the period of residence need cause any inconvenience, since the houses at Delhi are built both for cold and hot weather.

As for a temporary Council Chamber, we think it would be very difficult to arrange anything satisfactory at the Diwan-i-Khas, while the Town Hall is said to be quite unsuited. If we are unable to find a suitable room at either Metcalfe Hall or Curzon House, we can always fall back on the big tents of the King's Camp at the Durbar.

I am very glad to hear that Colonel Cole is getting on with his work. I do not know so far what progress has been made by Colonel Beadon.

Take care of yourself and get your eyes right quickly.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

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No. 75a.

Immediately after the announcement that His Highness the Maharaja of Gwalior would present a statue of His Imperial Majesty the King-Emperor to the new city of Delhi, His Highness the Maharaja of Bikaner generously offered to provide a statue of Her Imperial Majesty the Queen-Empress for the city, and this offer has been accepted.

20-1-12.

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No. 75b.

NOTE BY THE HON'BLE LIEUT.-COL. SIR CHARLES LUKIS.

1. I arrived in Delhi on the morning of the 13th instant and, immediately after breakfast, I proceeded to visit the Durbar area and that portion of the

Civil Lines and the Metcalfe estate which it is proposed to take up for the residence of the Government of India next winter. I was accompanied by Colonels Cole and Bamber and Major Ward, I. M. S., I also visited it a second time on the 15th instant in company with Lieutenant-Colonel Wilkinson and Major Ward. The work of filling up and covering the absorption pits has been carefully attended to, and there is no fault to be found with any of the latrine areas, but large quantities of manure, stable litter and rubbish have been left on the site; the worst areas being the camps of the Body-Guard and the Cadet Corps, the Foreign Department Administration Camp, and the Dairy behind the Burma Camp. Moreover, owing to the fact that the sweeper staff has been reduced from 250 to 50, it has been impossible to prevent the coolies, working in the various camps, from defecating wherever they wished, or to remove the fæces which are to be found lying in every depression of the ground. Colonel Bamber informed me that the various camp officers were responsible for the state of affairs as described above, and that it was their duty to have cleaned up their camps thoroughly before they left. Be that as it may, the fact remains that the camps have not been cleaned up, and that, if all this fermenting manure and stable litter be allowed to remain as it is, it will breed myriads of flies and this will constitute a grave public danger. It is essential, therefore, that it should all be burnt or buried without delay, and I have, acting on the authority vested in me by the Hon'ble Member, requested His Honour the Lieutenant-Governor of the Punjab to cancel the orders under which Major Ward was to return to Lahore on the 15th instant, and to allow him to continue in charge of the Durbar area pending further instructions from the Government of India. I have also authorised Major Ward to engage such number of sweepers, carts, &c., as may be necessary for the speedy clearing of the site. It is obvious that the number of men now at his disposal is insufficient to free the ground from its daily fæcal contamination, and that they cannot possibly deal effectively with the vast accumulation of manure and stable litter. Lieutenant-Colonel Wilkinson, the Sanitary Commissioner of the Punjab, who went over the area with me on the 15th, agrees with me on this point, and he has promised to supervise the work and assist Major Ward with his advice. Colonel Bamber has given up his charge of the Durbar area and reverts to his ordinary appointment as Inspector-General of Civil Hospitals, Punjab. He had proposed that, on the return of Major Ward to Lahore, an officer on plague duty should be given an allowance for charge of the Durbar area in addition to his other duties, but I do not consider this a satisfactory arrangement, and therefore I have asked for the retention of the services of Major Ward, who will act under the orders of the Sanitary Commissioner of the Punjab. I do not propose that Major Ward should merely remain here until the Durbar area has been cleaned up; he should, I consider, be left here on Colonel Cole's staff as his medical and sanitary adviser, and both the Sanitary Commissioner of the Punjab and myself support the proposals put

up by Colonel Cole in the rough note on medical and sanitary requirements, a copy of which was given me when I left Calcutta. This estimate represents the *minimum* that is necessary, and both Colonel Wilkinson and I think that the allotment for subordinate medical officers may require to be increased later on, to allow for the appointment of a second Inspector. I consider it necessary also to maintain the temporary Civil Hospital and the Segregation Hospitals, which were constructed at the time of the Durbar, and I strongly recommend that the sanitation and conservancy both of the area now under consideration and of the city be taken out of the hands of the municipality and placed under the Sanitary Commissioner of the Punjab and Major Ward, working in conjunction with Colonel Cole. The reasons for this recommendation will appear later when I come to describe the sanitary condition of Delhi city.

If the Government of India decide to take over the administration of this area, there may be some technical objection to supervision by the Sanitary Commissioner of the Punjab; but I have no doubt that this can be arranged in communication with the Local Government.

Another important point for consideration is the provision of a proper slaughter-house and market. The condition of the municipal slaughter-house *vide infra*, is such that I do not recommend it as a source of supply. On the other hand, the military slaughter-house is admirably managed, and arrangements might be made with the military authorities for the supply of meat to the members of the Government of India. There may be difficulties raised to the selection of a site for a new slaughter-house. These objections do not apply to the erection of a sanitary market, and this should be included in the construction scheme.

2. On the afternoon of the 13th, Colonel Cole and I had an interview with Sir Louis Dane, who sent for us to discuss the question of the site of the new Imperial Delhi. His Honour dilated upon the advantages of two sites which he had selected to the south of the city, and he appeared averse to the acquisition of houses in the Civil lines. He also suggested that clerks might be accommodated in the lines of the 33rd Punjabis at Daryagunj, the regiment being provided with huts elsewhere; or else in the open ground between the Juma Musjid and the Fort. Colonel Cole explained to His Honour that all he was concerned with at present was the temporary accommodation of the Government of India until such time as the permanent city should be constructed, and that the question of the location of the permanent city was for future consideration.

I do not venture to express an opinion as regards the two alternative sites proposed by Sir Louis Dane. These will require to be examined by a committee of experts. I am, however, very doubtful as to the feasibility of constructing the Imperial City upon the actual Durbar area. It had been raining slightly for two days previous to my arrival in Delhi, so that I had an excellent opportunity of judging what it would be like after a heavy precipitation. The whole area is very low, the spring level being only a few feet from the surface of the ground, and during many months it is virtually a swamp. If this area is to be chosen, it must be thoroughly drained (if that be possible) and the canal should be diverted. This drainage is a matter of importance, even in connection with Colonel Cole's scheme for the temporary accommodation of the Government of India, as Colonel Adie found last year a high Malarial Epidemic Index amongst the children of the followers in the 11th B. L. lines, where it is proposed to accommodate His Excellency's Body-Guard. Otherwise I entirely approve of all his proposals for the temporary accommodation of officers in 63 bungalows in Civil Lines, and for the construction of clerks' quarters, &c., in the neighbourhood of the Ridge, on the side of the Veterans' Camp, and the Metcalfe estates. I do not agree with Sir Louis Dane that it is advisable to place the clerks in Daryagunj; notwithstanding all that has been done, both the military and the civil Belas must still be regarded as dangerous Anopheles breeding grounds, especially the former, where the huge borrow-pits excavated at the time of the Badshai Mela still remain unfilled. Neither do I recommend the erection of quarters on the open space between the Juma Musjid and the Fort; this would deprive the city of the only "lung" it possesses.

3. Whatever may be decided as regards the site of the new Imperial City, there can be no doubt that the sanitation of the present city leaves much to be desired, and that early and vigorous action is necessary in this direction. I spent the greater portion of two days in going over the city and Civil Lines, accompanied by Lieutenant-Colonel Wilkinson, and I will now put on record my opinion as regards what I saw.

(a) *Water-Supply*.—As the result of the Durbar, the water works have been greatly improved, and are now capable of supplying 5,000,000 gallons of filtered water per diem—this is calculated on the basis of supplying 15 gallons per diem per head of the population. At the time of the Durbar, one "Jewell" filter was erected, in addition to the ordinary sand filters, and the question as to its disposal is now under consideration. Sir Louis Dane wishes to take it down and make it over to some smaller municipality, and I think that this may be agreed to, seeing that one "Jewell" filter is obviously insufficient. Unless, therefore, it is proposed to put up a complete "Jewell" installation, there is no reason for retaining the one filter now in use. As regards a complete "Jewell" installation, I do not recommend that it be taken in hand at



present—the increasing confidence shown by engineers all the world over in the efficiency of the Slow Sand Filter as a means of purifying water on a large scale and the development of the principle of multiple filtration without the use of chemicals render it necessary that caution should be exercised in this respect. This method is about to be introduced in Cawnpore, and Mr. Aikman, who is proceeding on leave, proposes to examine certain installations on the Continent, where the system is working both with and without the use of ultra violet rays. If the contention that this method is both cheaper and more effective than precipitation by chemicals is shown to be correct, it would be as well to adopt it. I therefore suggest no further action at present as regards water-supply.

(b) *Wells*.—Especially in Ward XI, there are numerous large unused wells, which both Lieutenant-Colonel Adie and Major Christophers have shown to breed “*Stephensi*” larvæ—the mosquito which Bentley has proved to be the malaria-carrier in Bombay. Next to Ward I, this ward is one of those most seriously affected in the recent malaria epidemic. It is obvious therefore that these wells are a source of danger to the public, and that they should either be filled up or covered in. In this connection reference is invited to pages 42—46 of Major Christophers’ Report on Malaria in the Punjab (Scientific Memoirs—No. 46), and to Map No. 5 (*not* 7) in the pocket in the cover.

(c) *Drainage*.—Delhi is admirably situated in this respect, and the arrangements by which the greater portion of the sullage is discharged into the old city ditch and by it conducted to a sullage farm below the city are quite satisfactory, except that in various parts most offensive smells are noticeable. These smells have been mitigated by arching over the ditch for some distance on both sides of the Lahore, Delhi and Ajmere Gates, but it would be an enormous improvement if it were arched over for its whole length, especially if the city wall were demolished at the same time so as to allow of free perflation of air.

I am not however satisfied with the arrangements by which a considerable portion of the city sullage is discharged into the municipal bela in the vicinity of the Nigambodh Gate and the Water Bastion, where I understand it is contemplated to construct a second sullage farm. This strikes me as being very objectionable. In my opinion all the sullage of the city ought to be discharged *below* it, and I imagine it would be easy to pump this up, so as to empty it into that portion of the city ditch which now conveys sullage in the direction of the Delhi Gate. A reference to Major Christophers’ report quoted above, and to the accompanying map, will show that Ward I, was the most seriously affected in the recent malaria epidemic. It is obvious therefore that the care of the municipal bela is a matter of vital importance, for there can be no doubt that

the unhealthiness of Delhi city, which is being made so much of at the present moment, is largely due to malaria of a preventible nature.

(d) *The disposal of nightsoil and refuse.*—In both these respects the arrangements are most defective. There is no system of water-borne sewage, for which the city is admirably adapted, but both nightsoil and refuse are collected in “dalaos” and then conveyed in carts and on donkeys to be trenched and buried outside the city about a mile beyond the municipal slaughter-house. That this service is very badly managed is self-evident to anyone who will spend a few hours in the city. There are a certain number of covered carts, it is true; but everyone of these that I met was so overfilled that the covers refused to close, and I shall never forget the sight of a stream of these carts going to the trenching grounds, meeting another stream of meat carts coming from the slaughter-houses, with myriads of flies passing from one to the other. Moreover, wherever I went there was ocular evidence of carelessness in collection, and constant complaints were made to me by the dwellers in the various lanes that refuse is allowed to lie about for weeks on the roads, and that representations bring no redress. As the result of this, Delhi literally swarms with flies—meat exposed for sale is black with them, even at this season of the year. What must it be like in May?

The only remedy for this is the early construction of a proper system of under ground water-borne sewage, and executive action as regards the removal of house refuse (*i. e.*, the entertainment of a sufficient staff and strict supervision to see that the staff perform their duties).

As regards the first point, I understand that the municipality have no funds available, and that they are not prepared to consider even the preparation of a scheme until their water-supply and suburban drainage schemes are completed, and until the loans raised to finance these schemes have been paid off. That being so, I think that the matter should be taken up by the Government of India, and that an immediate survey should be ordered with a view to the preparation of an underground drainage system for water-borne sewage.

The second reform that I urge is the appointment of a properly qualified Health Officer. The Civil Surgeon of Delhi has obviously no time to attend to these important duties, and the Assistant Health Officer (a retired Honorary Captain of the Indian Subordinate Medical Department), although he is a worthy and kindly old gentleman, who is liked by the people, does not carry sufficient weight to make himself felt or to insist on the carrying out of his recommendations or orders.

(e) *Slaughter-houses*.—The condition of these is disgraceful, and compares most unfavourably with that of the military slaughter-house in their immediate neighbourhood. I understand that the sum of Rs. 2,500 is to be expended on their improvement this year; but I doubt whether this will be of much use. They ought to be demolished and rebuilt upon proper lines.

(f) *General improvements*.—Tuberculosis is rife in the city. It is desirable therefore, wherever possible, to open up congested areas in addition to demolishing the city wall, as recommended above. This may well be considered by the “town-planning” expert who is, I understand, to be brought out from England.

C. P. LUKIS,—20-1-12.

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No. 76.

FROM E. LOCK, Esq., Joint Manager, Messrs. Gerrard, Lock & Co., Ltd.

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*Bombay, January 22nd, 1912.*

YOUR EXCELLENCY,

We beg to inform you that we had the honour of designing and manufacturing the chairs for the front row at the Royal Coronation Durbar which we believe gave every satisfaction as to workmanship and promptness of execution.

With reference to the change of the capital city and the necessary new buildings that will be erected, we venture to suggest that the interior wood work and furniture should be of some distinctive design such as embodying some of the simpler inexpensive details in the already historic buildings in Delhi instead of the ordinary office furniture with no style. We shall be pleased to submit designs and estimates, should Your Excellency approve of this suggestion, and furniture could be made for temporary offices that could eventually be used in the new buildings, thereby entailing one outlay only.

We beg to remain, &c.,

(Sd.) E. LOCK.

## No. 77.

*Extract from a letter from the Hon'ble Sir Robert Carlyle, K. C. S. I., C. I. E., Member of the Viceroy's Council, to His Excellency the Viceroy, dated the 22nd January 1912.*

*P. S.*—As soon as I go to Delhi, I will go to Metcalfe House and see whether a suitable Council Chamber couldn't be arranged for there, and will let you know on my return.

I have been enquiring about Colonel Beadon's work. Your Excellency will perhaps remember that his returns of land acquisition work were to be submitted through the Home Department; I have ascertained from Earle that up to Saturday, notwithstanding urgent reminders, no returns have been received from him.

## No. 78.

FROM THE HONB'LE SIR R. W. CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

*Calcutta, January 23rd, 1912.*

MY DEAR LORD HARDINGE,

After writing to you yesterday, I got late in the evening from Earle a copy of Beadon's first report. As it stands, it is somewhat misleading. In December last the Government of India in the Home Department gave instructions to the Punjab Government to take up lands within certain limits. The instructions were that the Punjab Government could, without reference to the Government of India, take up all land within these limits, and that the reference was only necessary in cases where they might consider that some piece of land should be excluded. Over and above this, before I received the orders at the Council meeting of the 5th to have the temporary work at Delhi executed by the Public Works Department, I had got Cole to look into the possibilities of providing accommodation at Delhi. In consultation with Beadon, he made out a long list of houses which would be suitable for temporary quarters for the Government of India. After the Council meeting on the evening of the 5th, I at once arranged to go to Delhi on the night of the 8th, but on the 7th O'Kinealy forbade my travelling, so I telegraphed to Cole, who arrived here on the morning of the 10th. I discussed with him the general lines on which work was to be done, and he left on the evening of the 11th. He stopped at Allahabad on the way to see the Executive Engineer who had been selected to help him in his task, and he arrived at Delhi on Sunday, the 14th. I had no reason, up to that time, to apprehend any hitch in the land acquisition proceedings. From a letter I received from Cole immediately after he returned to Delhi, I saw that there was some chance of delay, so I at once telegraphed to Dane pointing out the great importance of all Cole's requisitions

being treated as of utmost urgency; and as Dane asked that Cole's connection with the matter should be put on an official footing, the Public Works Department issued orders on Saturday last to the Punjab Government directing them to instruct Beadon to make over to Cole at once any buildings or land he might require. To accelerate matters, I also got the Public Works Department to telegraph on Monday to the Punjab Government informing them that official orders had issued, and requesting them at once to communicate these orders to Beadon. I also myself telegraphed to Cole on Sunday telling him of the orders issued and about to issue; *i. e.*, the letter issued on Saturday and the telegram about to issue on Monday; and I authorised Cole to show Beadon my telegram, as possibly Beadon might consider it as sufficient justification for proceeding with the land acquisition work. I do not now anticipate any further hitch. Fortunately, Dane has gone off to the wilds of Dehra Ismail Khan, and will be away for a month. I myself, as I have said before, am going up to Delhi at the very earliest moment that O'Kinealy will allow me to travel there, and I do not myself anticipate any further difficulties.

I may mention, with reference to the telegram I sent asking for an estimate of the cost of taking up the 177 square miles, that I issued this before Your Excellency definitely stated that you would keep all the arrangements for Permanent Delhi in your own hands. I was somewhat alarmed by the very large area, and I wanted a very rough estimate to know whether it might involve a financial impossibility. Land, however, around Delhi appears to be so cheap that the sum involved, though large, is not so overwhelmingly large as to call for a reconsideration of the position.

I remain, yours very sincerely,  
(Sd.) R. W. CARLYLE.

P. S.—O'Kinealy will still not allow me to read or write, but I hope before the next Council meeting he will have relaxed his orders.

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#### No. 79.

With reference to a building scheme for the new city of Delhi, we are authoritatively informed that the Secretary of State has been requested by His Excellency the Viceroy to select and send to India the best town-planning architect and the most expert sanitary engineer that can be secured. It is desired that these two experts should reach India in April and visit Delhi both before and during the rains, so as to be able to examine local conditions in all weathers. Until these experts have reported as to the best site near Delhi for the new capital, no action will be taken by the Government of India beyond the acquisition of land in the immediate neighbourhood. A Committee will be formed later to supervise the execution of the plans agreed upon.

24-1-12.

No. 80.

Viceroy to Sir R. Ritchie, India Office.

P \* Telegram, No. 13, 25th January 1912, 10-40 a. m.

New Delhi. My telegrams to you of December 30th and January 6th.

If you could make me some recommendations for a town-planning architect and a good sanitary engineer, I should be very grateful. Some people have suggested to me the name of Lutyens for the former post, but I am not conversant with his work. I should like to feel sure that the required experts will reach India within the next two or three months, as time is passing quickly.

No. 81.

Secretary of State to Viceroy.

P \* Telegram, 25th January 1912. (Recd. 26th.)

*Private.* New Delhi. Your telegram of the 25th instant. Stokes, the President of the Institute of British Architects, who has been confidentially consulted, suggests for town-planning adviser Lutyens, J. W. Simpson, H. V. Lanchester as well known architects who are interested in town-planning. Please see "Who's Who" for particulars as regards them.

The Local Government Board would leave out Lutyens as highly expensive specialist in country-house and domestic architecture. They recommend Adshead, Principal of Circe Designing School, Liverpool, as having made thorough study of town-planning, but say Lanchester and Simpson are very competent architects in large practice. They do not favour Raymond Unwin. Stokes' criticism of Adshead is that he has carried out no large works and is not a polished diamond.

Lanchester will be at Gwalior February 10th advising Sindhia. He has asked to be considered by you; and has been given introduction to Carlyle. I am arranging interview with Adshead. Without committing you, I will sound him as to terms for six months' engagement. This will guide as to terms on which good man can be obtained. As yet I have sounded none.

I will send in a day or two the names of sanitary engineers.

No. 82.

To THE HON'BLE SIR LOUIS DANE, G. O. I. E., C. S. I., Lieut.-Governor of the Punjab.

*Govt. House, Calcutta, January 25th, 1912.*

MY DEAR SIR LOUIS,

\* \* \* \* \*

I am taking all questions connected with the new Delhi into my own hands, so please send nothing more to Carlyle or the Public Works Department

in connection with that question. Carlyle and the Public Works Department are undertaking the arrangements for housing temporarily the Government of India, but I shall in due course have a small Committee to run the new Delhi.

I hope that the additions to the Circuit House will now be in full swing. Do you still think that they will be finished by April?

Do you know of any pretty spot near Delhi, *i.e.*, within ten miles or so, where I could have a Bungalow and perhaps a golf course for week-ends? It is a great thing to be able to get away sometimes from one's work.

Yours very sincerely,  
(Sd.) HARDINGE OF PENSHURST.

No. 83.

Viceroy to Sir R. Ritchie.

P \* Telegram, No. 15, 27th January 1912.

*Private.* New Delhi. Many thanks for your telegram of 25th. I shall await with interest the terms asked by Adshead and your opinion of him after interview. We have at the present moment greater need of a good town planner than a good architect. At the same time the need of a good sanitary engineer is very urgent. I shall be obliged if you will also help me in this.

No. 84.

To THE HON'BLE SIR HARCOURT BUTLER, K. C. S. I., C. I. E., Member of the Viceroy's Council.

*Govt. House, Calcutta, January 28th, 1912.*

MY DEAR BUTLER,

Cotes telephoned to me this morning that various attacks have been made upon Delhi as the new capital on account of its unhealthiness. I have not seen much of these myself, but Cotes said that, if only the materials were given to him, he would be quite willing to send them out, and asked whether I could put him on to any papers which would give a true account of the sanitary conditions of Delhi. I found the Viceroy was indisposed to take the matter up at all. He thinks that the various criticisms will eventually work themselves out, and I thought I would just mention the matter to you in case you wish to look into it.

Yours sincerely,  
(Sd.) J. H. DUBOULAY.

No. 83a.

FROM BABU A. N. CHATTERJEE, Secretary and Managing Agent, Sramajibi Samavaya,  
Ltd. (to Private Secy. to Viceroy)

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*Calcutta, January 27th, 1912.*

SIR,

Being given to understand that free gift of land is being made to respectable firms of Calcutta, who have a desire to start business in Delhi, I most respectfully beg to apply for five cottahs of land on a very desirable position for a respectable shop there at Delhi.

I respectfully beg to add that I am the Secretary and Managing Agent of a respectable Jointstock Company entitled the Sramajibi Samavaya, Ltd., with a proposed capital of one lakh.

As the seat of the Capital is being removed to Delhi, I believe, as tradesmen, we should also go to start business in the new Capital, where we shall probably make a considerable profit.

I shall deem it a great favour if you will kindly move the Government to grant my prayer, and let me have an opportunity to have a free scope of business.

I have, &c.,

(Sd.) A. N. CHATTERJEE.

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No. 83b.

FROM MESSRS. ABBOTT & ADCOCK, "GRANITE WORKS", JHANSI, U. P.  
(to the Private Secy.)

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No. 152.

*January 27th, 1912.*

SIR,

In apologising for troubling you, we beg to enclose copies of correspondence between His Highness the Maharaja Scindia and ourselves *re* a base of granite for the statue of the King-Emperor to be erected by the Maharaja Scindia at Delhi.

As the matter is in the hands of His Excellency, we would beg that these papers be placed before him for his kind consideration.



We would add that our Mr. J. H. Abbott was recently summoned by Sir Louis Dane with samples of our granite, and His Honour the Lieutenant-Governor was pleased to say he would represent our industry to His Excellency in connection with any architectural and decorative work to be done in the buildings of the new capital at Delhi.

In asking to be given the work for the base of the statue, we would beg to say we already have the honour of being His Highness Maharaja Scindia's Engineering Contractors and are at the present time building two of the biggest irrigation dams in India, besides having large irrigation works, under construction, for the Indian Government.

Apologising again and thanking you in anticipation.

Yours obediently,  
(Sd.) J. H. ABBOTT,  
*for* ABBOTT & ADCOCK.

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[ENCLOSURES TO THE ABOVE LETTER.]

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TO THE PRIVATE SECY. TO HIS HIGHNESS THE MAHARAJA OF GWALIOR.

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*Jhansi, January 22nd, 1912.*

DEAR SIR,

We read in the public press that His Highness is erecting a statue to His Majesty the King-Emperor at Delhi, as such we beg to be allowed the coveted distinction of building the base of the statue with our magnificent granite, which we venture to think is unsurpassed by any in the world.

We would add that our Mr. J. H. Abbott has just returned from Delhi where he was summoned by Sir Louis Dane with samples. The Lieutenant-Governor was so pleased that he is writing on the subject to His Excellency the Governor-General with reference to the decorative and architectural work to be done in some of the palatial halls that have to be built. Our Mr. J. H. Abbott would be pleased to attend on His Highness at any time that would be convenient with samples, and we are confident that the beauty of the stone will at once be recognised by His Highness and he will be much interested in this new industry. Our rates too will be found much lower than those of Aberdeen, Cornwall, and Norway granites, although ours are superior. Awaiting His Highness's commands.

Yours faithfully,  
(Sd.) J. H. ABBOTT,  
*for* ABBOTT & ADCOCK.

### *Comparative tests of Granites.*

Chemical Composition.	Special Investigation undertaken on behalf of the Bombay Port Trust by their Engineer Philip Glynn Messent, Esq.			Analysis made by Thomas Fairly, Esq., Analyst, Leeds for Messrs. Abbott and Adcock's Bundelkhand Granite.
	Cornish.	Aberdeen.	Norway.	
Silica ... ..	71.50	72.60	70.78	70.59
Titanic Acid ... ..	Trace	Trace	0.11	—
Alumina ... ..	16.46	13.80	15.27	11.96
Ferric Oxide ... ..	0.59	2.44	2.01	} 4.64
Ferrous Oxide ... ..	1.27	0.83	1.00	
Lime ... ..	0.92	1.38	1.82	1.50
Magnesia ... ..	0.40	0.34	0.97	.22
Potash ... ..	4.20	3.71	3.59	} 10.26
Soda ... ..	3.55	3.98	3.57	
Water and Loss ... ..	1.11	0.92	0.88	0.83
	100.00	100.00	100.00	100.00

**ABBOTT & ADCOCK.**

*Extract from "the Pioneer" of 2nd January 1912.*

*Bundelkhand Grass Farm.*—The Lieutenant-Governor, in the course of his report on the famine in the United Provinces and the measures taken to mitigate the distress caused by it, paid a high compliment to Mr. J. H. Abbott, the Proprietor of the Bundelkhand Grass Farm, Jhansi. This firm during the famine supplied thousands of maunds of fodder at seven annas six pie per maund (in bundles) to the Government, and His Honour expressed indebtedness for the energy they displayed in collecting supplies, their courtesy in meeting any request for the cancellation of contracts and for supplying fodder of such high quality at rates which gave only a small margin of profit. The firm is to be congratulated on setting such an excellent example to contractors generally, who, usually look upon a famine as an opportunity of reaping a golden harvest and charging the highest possible prices.

TO MESSRS. ABBOTT & ADCOCK, Granite Works, Jhansi.

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*Jai Bilas, Gwalior, January 25th, 1912.*

DEAR SIRS,

In acknowledging the receipt of your letter No. 109, dated 22nd January 1912, I write to tell you that the whole matter of the statue is in the hands of His Excellency the Viceroy and that His Highness is not ordering the array, &c.

Yours faithfully,

(Sd.) SHEW BAKHSH, *Lieut.-Colonel,*

*for Private Secy. to H. H. the Maharaja Scindia.*

No. 85.

To E. LOCK, Esq., Joint Manager, Messrs. Gerrard, Lock &amp; Co., Ltd.

*Govt. House, Calcutta, January 28th, 1912.*

DEAR SIR,

Your letter of the 22nd January has been laid before the Viceroy, who directs me to say that it is somewhat early to consider the nature of furniture to be supplied at Delhi, but your letter will be kept for reference.

Yours faithfully,  
(Sd.) J. H. DUBOULAY.

No. 86.

The Hon'ble Mr. W. D. Gordon, Calcutta, to Private Secy. to Viceroy.  
Telegram, 29th January 1912.

Hon'ble Member would like me to accompany him Delhi in connection with question of temporary accommodation under provision. Kindly wire if His Excellency would agree to my going. Propose leaving on evening 1st, returning morning 6th.

No. 87.

FROM THE HON'BLE MR. J. W. HOSE, C.S.I., Chief Secy. to Government, United Provinces (to Secy., Home Dept.).

*Lucknow, January 29th, 1912.*

No. 82-C—Rev.

SIR,

In compliance with the request contained in your telegram No. 43-D. L., dated the 15th January 1912, I am directed to submit a copy \* of map of the land to be taken up on the left bank of the Jumna opposite Delhi, and to report the approximate estimate of the cost of acquisition. The land required was notified in notification No. 77, dated the 12th January 1912, and a notification adding two villages and making some corrections will appear in the Gazette of the 3rd February 1912.

2. The Collector of Meerut has furnished the following approximate estimate of the cost of acquisition. He has (in accordance with the instructions conveyed in your telegram No. 66-Delhi, dated the 22nd January 1912)

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\* Two ferrotype copies; a tracing will follow shortly.

made no allowance for acquiring the land occupied by the houses, or the houses, of the town of Shahdara, or of other villages that have inhabited sites. His estimate is as follows:—

	Rs.
Owners' rights at 16 years' purchase ... ..	6,58,020
Tenants' rights ... ..	85,775
Barren and waste land ... ..	36,000
15 per cent. on the above to cover the cost of trees, wells and sayer income ... ..	1,26,970
	<hr/>
	9,06,765
	<hr/>

To this has to be added 15 per cent. for compulsory acquisition, and the Collector's total approximate estimate amounts to Rs. 10,42,780.

3. The Lieutenant-Governor is not certain that the above estimate makes sufficient allowance for the value of the rights of owners, or of occupancy tenants, or that the allowance made for trees, wells and sayer income is adequate. The Collector is however preparing a more exact estimate of the value of these assets. At any rate Sir John Hewett thinks a safe maximum estimate might be taken at about 11 lakhs, or with allowance for compulsory acquisition at about 12½ lakhs.

4. A special officer has been selected for the purpose of effecting the acquisition. The Lieutenant-Governor will direct him to make a weekly report of progress, but in a matter like that of land acquisition on an extensive scale over a considerable area, which involves a great deal of inspection and outdoor work, it is not easy to make reports at intervals of a week which will be of much value. His Honour would venture to ask for directions as to the special points to which the Government of India would wish these reports to be directed.

I have, &c.,

(Sd.) J. W. HOSE.

No. 88.

FROM THE HON'BLE SIR HARCOURT BUTLER, K. O. S. I., C. I. E., Member of the  
Viceroy's Council.

*Calcutta, January 29th, 1912.*

MY DEAR DUBOULAY,

I have already taken up the question of the sanitation of Delhi and sent Lukis there to draw up a report which is being considered now in the Finance

Department. It is certainly unhealthy at present, and we shall have to take effective measures to put things right. The Municipal Board is singularly incompetent and the city is one of the dirtiest I know. It has escaped plague, however, of late years. But phthisis is said to be bad, and there was a lot of small-pox during the Durbar. The death-rates have been high of late. But there is nothing that cannot be cured. We must wait for the sanitary engineer for a big scheme. I will try to get the file ready for His Excellency on his return.

Yours sincerely,  
(Sd.) HARCOURT BUTLER.

No. 89.

Private Secy. to Viceroy to Hon'ble Mr. W. D. Gordon.

Telegram, 30th January 1912.

His Excellency has no objection to your being away at Delhi from 1st to 6th.

No. 90.

FROM THE HON'BLE SIR LOUIS DANE, G. C. I. E., C. S. I., Lieut.-Govr. of the Punjab.

*Camp, January 30th, 1912.*

MY DEAR LORD HARDINGE,

I did not know that Your Excellency was dealing personally with all questions about new Delhi. On 21st January I sent a note about possible sites to the Revenue and Agricultural Department which may interest you, and in any case I hope that you will see it, as it contains several possible ideas.

I hope that you will be able to have some Punjab officers on the Committee. I am afraid that they are feeling rather hurt at the selection of Colonel Cole to make the temporary arrangements. Major Beadon is working away at the land acquisition arrangements. He is a very quick worker, and I have given him two assistants, but there are legal preliminaries which take time. I am sure that he will do well.

As to a country place near Delhi, I can quite sympathise. I should think that the head-works of the Agra canal at Okhla, some 8 miles from Delhi off the Mathra road, would do very well. The country round is covered with short scrub grass and good greens could, I think, be made. Then the canal itself with its protection embankments and the disused Boat channel offer suitable hazards. By a little judicious silt clearancé or even by raising the

weir three or four feet, a good sheet of water could be obtained for boating. Okhla itself is already very pretty and a great place for honeymoon, and with a little landscape gardening it could be made quite beautiful. There is good fishing and fair shooting and pig-sticking.

If you would prefer a quieter and rougher spot, I think that a very charming rest-resort could be made at Malcha on the hills, five miles south of Delhi. There is an old Baradari and tank there of the Tughlak's and the air and views are splendid. If new Delhi is built to the south of the city, I thought of this tank as a possible reservoir for the town. The soil about is light with rock outcrops, and many small nalas, all of which would work out into a good and interesting golf course, though grass greens might be a difficulty unless more water was put into the tank by pumping or by improving the catchment drains.

Metcalf's old house site near the Qutb might do, but the tourists would be a nuisance. There are also rather nice glens in the hills towards Gurgaon, but then you would certainly be in Punjab jurisdiction! On the whole I fancy that Okhla would be the most suitable. There is a good canal rest-house there which could be enlarged, and you might try it if you go there in April in case the Circuit house is not quite ready. I hope that it will be as we started at once, but hitches do occur and the electric light may delay us.

Yours very sincerely,  
(Sd.) LOUIS DANE.

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No. 91.

Secretary of State to Viceroy.

P \* Telegram, 1st February 1912, 3-50 p.m. (Recd. 2nd, 8 a.m.)

*Private.* New Delhi. The Local Governments Board are strongly in favour of obtaining, if possible, the services of city Engineer of some large developing town rather than Engineer in private practice who would not have same knowledge of problem. Mentioned Brodie, Liverpool and Stilgoe, Birmingham. Holderness has had private and confidential interview with former. He is willing to be considered, and thinks the Corporation might agree if absence were limited to three months, say, March, April, May. Longer absence difficult, but second visit might be possible, if desired. Brodie doubts whether any other Municipal Engineer could be secured for the longer period. His fee would be settled through Corporation and should present no difficulty. He is willing to work with either Lanchester or Adshead as town-planning architect, or with both. Brodie is no doubt Engineer of large experience and highly thought of. Would you like Liverpool Corporation asked to lend him for three or preferably four months, or shall I make further enquiries? A telegram about Adshead will follow.

No. 92.

FROM MAJOR H. C. BEADON, Deputy Commissioner, Delhi District, to LIEUT.-COLONEL C. M. DALLAS, c. s. i., Commissioner and Superintendent, Delhi Division.

*Delhi, February 1st, 1912.*

No. 35.

SIR,

In continuation of my letter No. 24, dated the 20th January 1912, I beg to make further report.

2. I must express satisfaction at the prompt reply to my remarks in that letter on the subject of unsatisfactory orders and procedure; the method which has been introduced is just what I wanted.

3. I have received orders from Colonel Cole to acquire some 50 odd houses in the Civil Lines, and also the building known as Curzon House. Notices under sections 9 and 10 of the Land Acquisition Act are being issued.

4. I have rented from February 1st a small house close to the *Kacheri* for the Revenue establishment, to use as an office at which all the papers in connection with the Land Acquisition can be dealt with. So that the Government of India may realise what a large work this is before me, I may mention that, as a notice has to be issued to every owner and every occupancy tenant in each village, some 85,000 notices under section 9 of the Act will have to be sent out.

5. I am still handicapped by want of superior establishment. When His Honour was at Delhi I arranged for at least two Extra Assistant Commissioners to be sent me, but so far none have arrived, and I have no intimation of any posting. Similarly I applied through you to the Financial Commissioner for Revenue officers (Naib Tahsildars) to be sent me, but so far none have come from other districts and none have as yet been posted. It is impossible for me to progress without these officers, so I hope the postings will be expedited.

I applied to various Settlement Officers for Kanungos, but with little success; however this matter I have arranged satisfactorily by replacing some Kanungos of the District by employing candidates in the routine posts.

6. In any case there cannot be much definite progress to report in actual acquisition: I can only say that the needful files are in process of compilation.

I have, &c.,  
(Sd.) H. C. BEADON.

No. 156, dated Delhi, the 1st February 1912.

Copy of the foregoing forwarded to the Home Secretary to the Government of India, Calcutta, in continuation of this office endorsement No. 85, dated the 20th January 1912.

H. C. BEADON,  
*Deputy Commissioner,*  
*Delhi.*



No. 92a.

FROM G. A. ANTHONY, Esq., Manager, Messrs. Garrard &amp; Co., Ltd., (to Private Secy.)

*Calcutta, February 2nd, 1912.*

DEAR SIR,

In view of the forthcoming transfer of the seat of Government to Delhi, we shall be greatly obliged if you can favour us with any information as to what facilities, if any, will be granted to firms who wish to follow the Government.

As we have the honour of holding the Viceregal appointment and are keenly interested, we shall be grateful for any information that we may communicate with our London House.

Awaiting the favour of a reply,

I have, &c.,  
(Sd.) G. A. ANTHONY.

No. 92b.

FROM H. HAMPTON, Esq.

*London, February 2nd, 1912.*

YOUR EXCELLENCY,

May I take the liberty to ask your valuable interest on my behalf in the matter of the proposed statues of Their Majesties the King and Queen for Delhi?

Their Majesties both honoured me with sittings for their portraits during the early part of last summer.

Your Excellency will possibly remember me as the sculptor of the late Lord Salisbury and the Duke of Devonshire Memorials.

Believe me, &c.,  
(Sd.) HERBERT HAMPTON.

No. 93

FROM THE HON'BLE SIR ARCHDALE EARLE, K. C. I. E., Secy. to the Govt. of India,  
Home Dept.*Calcutta, February 2nd, 1912.*

MY DEAR DUBOULAY,

I send herewith for His Excellency—

(1) A revised map of the land to be acquired in the United Provinces on the *left* bank of the river.

(2) A note by Sir L. Dane, and a map of the land to be acquired in the Punjab on the *right* bank of the river.

These have just reached me. I have sent Sir. L. Dane's note at once, without waiting to have a copy made, as I hear that Hailey came here from Delhi this evening, and His Excellency may be seeing him and may wish to see the note at once. I want the note back again as soon as possible in order to have a copy made for the office.

I am, yours sincerely,  
(Sd.) A. EARLE.

[ENCLOSURE TO THE FOREGOING LETTER.]

*Note by His Honour the Lieutenant-Governor of the Punjab on the selection of a site for the new City of Delhi.*

In pursuance of the orders of the Government of India directing me to indicate to the Collector what areas should be acquired, I have spent a week at Delhi, again going over the ground which is likely to be required for the new Capital and discussing the question with the local officers, Surgeon-General Lukis, Major-General Pilcher and Mr. Aikman, Sanitary Engineer. The general boundaries which appeared suitable were indicated to Sir L. Jenkins and accepted by him during the Durbar. The notification under section 6 of the Land Acquisition Act of 128 estates comprising 115,000 acres appeared in the Punjab Gazette of 21st December 1911; and after that date the price cannot be affected by subsequent transactions. The villages to be gazetted were settled in personal conference with Mr. Barron, Deputy Commissioner, Delhi, and Major Beadon, late Settlement Officer and future Deputy Commissioner. The area extends from Badli-ka-Serai on the north to the Qutb and Tughlakabad on the south and from the Jumna on the east to a line varying in distance from 8 to 12 miles from the river on the west. It is practically certain that the new city must be located somewhere within the area, but where exactly is a question that can only be settled properly after examination by sanitary experts, engineers, as well as doctors, and by persons who have thoroughly examined the whole tract and, if possible, have known Delhi for some years.

2 There are several possible arrangements. The most obvious one is to locate the new station where the present Civil Station and Cantonments stand with part of the Durbar Camp area to the north of these. The Cantonments could be placed to the south or west of the city near Naraina on the excellent sloping ground between the hills and the Rajputana-Malwa line, while the city would be given room to expand to the south, and the palaces or villas for Indian Princes and magnates would lie along the road to the Qutb, starting from near the Jaipur Gnomon. This area is also very good land, well suited for building with excellent drainage and splendid granite for building on the spot at Malcha.

3. The question arises if there is a sufficient area of good building land to the north of the city and Ridge for a large and spacious garden city, such as I presume the new Government Capital should be. The area between the Old Bells of Arins and the Najafgarh Escape is very damp, and water was found during the Durbar within  $4\frac{1}{2}$  feet of the surface. The same holds good of most of the area to the north of the Najafgarh Escape and east of the Western Jumna Canal, though there are some high ridges, such as that along the Coronation Road, which would be suitable. The soil is here for the most part sour and waterlogged by percolation from the canal. There are some fine gardens along the Grand Trunk Road and between this and the Rohtak Road, but the water is within 5 feet of the surface and the trees only survive by constant irrigation. After a slight shower water lies about here for days, which shows the condition of the tract. Something might be done by diverting the canal and only allowing irrigation by pumping from wells or from the Najafgarh Escape channel, but I am doubtful if the site will be approved by sanitary experts as a whole, though there are pieces suitable for building and the Cantonment or preferably perhaps the Princes Villas, which will not be permanently occupied throughout the year, could come there. The gardens and grounds of the latter would be a good setting for any future ceremonies in the Amphitheatre. The enlarged Circuit House with its grounds would make a good

guest-house on occasions of State ceremonies, and a hall or pavilion for receptions and chapters could be erected where the foundation stones were laid by Their Imperial Majesties. This area also lends itself to one good feature. We could easily put a light weir across the Jumna below Kotla Feroz Shah and hold up the water in the dry season, and so have a fine lake running up above the intake of the water works, which would much improve the water supply that at such seasons can be easily polluted. If Government House were put on the Metcalfe House estate, which is the most suitable site in this area, the lake would add to its amenities, and a fine garden could be laid out on the high ground with a park in the bela or low land near the river.

4. If it is found that there is not sufficient good ground for a spacious garden city here, either of the sites indicated south of Delhi have ample space for such a city. Drinking water could easily be pumped to them, and there are many sweet wells on both sides of the rocky hill, which divides the sites and which apparently holds up the rain water like a sponge. A reservoir of drinking water would be located on this hill and water supplied by gravitation. It might even be possible to store water for irrigation, as there are ravines which can be dammed up and the levels may admit of such a reservoir being formed at a level admitting of flow irrigation. The drainage would be easy and perfect. This would be a difficulty with the northern site. Probably the best arrangement would be to put the Cantonment to the west of the hill, as this would give the troops free access to the training grounds in the south. They would have the best soil of all three areas, and the site facing the west should be very healthy. The eastern site is a very good one and some of the old monuments, *e.g.*, Safdarjang and the Lodhi tombs, could be enclosed in a fine park which would form a good central feature. The views all along the hills are splendid.

5. Perhaps sufficient water for irrigating gardens on both of these sites may be obtained by pumping from deep wells close to the hills, and then there would be no risk of over-irrigation. I have directed that bores should be put down to ascertain this point. The northern site should be irrigated by wells or from the Najafgarh Escape to prevent waterlogging from the canal, which also can only give a supply at present for 10 days a month. If the supply in the Western Jumna Canal can be increased either from the Sarda River or from the proposed Kalesar dam, there would of course be more water available. I trust that the dam may be taken up. It would double the supply in the Western Jumna Canal in the winter, give probably 8,000 cusees in the summer for the Ghaggar, and also provide an unlimited source of electrical power for the new capital, Ambala, Jagadhri, Kalka-Simla Railway, Saharanpur, Deoband, Meerut and Muzaffarnagar. During construction we can get 4,000 or 5,000 horse-power from a temporary power station near Dadupur or Tajawala on the Western Jumna Canal. A good supply in the Western Jumna Canal is essential if the recurrent scarcities which occur in this tract are to be prevented. A capital full of half starved beggars would be open to serious objections.

6. I have accordingly instructed Major Beadon to proceed with the acquisition of the area included in these three possible sites at once, as it will all be required for one purpose or another. If more land is wanted for manœuvring areas, it can easily be taken up later, as it would probably all be cheap ground to the south. I have shown on the accompanying map the total area gazetted, and the area actually owned by Government or already in course of acquisition and what we are now acquiring. Nothing more can well be done about the permanent capital until the Committee is appointed to go over the ground.

7. I am not concerned directly with the arrangements for housing the Government of India temporarily by acquiring houses in the Civil Station, &c., and I would only say here that care should be taken as to the order in which properties are acquired. If new jerry-built houses,

for which we have no accurate rent data, are first acquired, very heavy rates may be fixed by the Courts and the cost greatly increased. A minor point is that a site should be allotted as soon as possible for a new St. Stephen's College outside the walls. The number of students will be 250 with 8 European Professors, and 10 or 12 acres at least will be required. The present buildings and the adjoining building of the Hindu College may be useful to the Government of India for offices.

8. Since the above was written, Major-General Sir G. Kitson, Quarter-Master-General, has seen me about the Cantonment. He approves highly of the site to the west of the hills near Naraina, but has asked that more land to the south extending up to the limit of the area notified should be acquired for this purpose. I have indicated this on the map by a red chalk line.

As regards office room, I would suggest that huts should be erected for a British Regiment as guard for the Governor-General in Council and the Government of India generally on the Ridge to the east of the Alipur Road, where there are no mutiny memories. The garrison in the Fort could then be reduced to one company, and several of the barracks would be available for offices. The Council meetings could be held in the Diwan-i-Khas. The clerks would go into the Daryaganj lines. The huts could afterwards be removed to the new Cantonments. Two of the British Regiments at present in camp in the cold weather at Ambala and Meerut could be posted here, as a large British garrison is desirable. Barracks need only be built for  $\frac{1}{2}$  battalion, and the remaining  $1\frac{1}{2}$  battalions could be hutted for the cold weather only, as is done at West Ridge, Rawalpindi. This would save initial expense and possibly future expenditure if the military arrangements were altered.

(Sd.) L. DANE,—11-1-12.

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No. 94.

TO THE HON'BLE MR. E. D. MACLAGAN, c. s. i., Secy. to the Govt. of India, Rev. and Agricultural Dept.

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*Govt. House, Calcutta, February 3rd, 1912.*

MY DEAR MACLAGAN,

Could you obtain and send me, as urgently as possible, authoritative figures showing which are the wettest months at Delhi? The Viceroy needs them very quickly.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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No. 95.

TO THE HON'BLE SIR LOUIS DANE, G. C. I. E., c. s. i., Lieut.-Govr. of the Punjab.

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*Govt. House, Calcutta, February 3rd, 1912.*

MY DEAR SIR LOUIS,

I am much obliged to you for your letter of January 30th received today. I have just recovered from the Public Works Department your note about

possible sites at Delhi, which I have studied with great interest. It is absolutely essential that the new site should be a healthy one, and that must be the very first consideration.

Thanks for your views about a country residence. I think that Okhla sounds very desirable. I must have a look at it when I go to Delhi next.

You may rest assured that, when I form my new Committee, I will try to get Punjab men. I had nothing to do with the selection of Cole for the temporary arrangements, but I am going to ask a Punjab official tomorrow to be the head of my new Committee.

Yours very sincerely,  
(Sd.) HARDINGE OF PENSHURST.

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No. 96.

FROM THE HON'BLE MR. E. D. MACLAGAN, C. S. I., Secy. to the Govt. of India,  
Dept. of Revenue and Agriculture.

*Calcutta, February 4th, 1912.*

MY DEAR DUBOULAY,

In reply to your demi-official of yesterday, asking for authoritative figures showing which are the wettest months at Delhi, I enclose the figures wired to me by Field's office. We have data beginning in 1866, but those before 1878 are not so reliable, and the enclosed figures give the average for 33 years, 1878—1910.

Yours sincerely,  
(Sd.) E. D. MACLAGAN.

*Average Rainfall at Delhi.*

					Inches.
January	...	...	...	...	1·07
February	...	...	...	...	·66
March	...	...	...	...	·47
April	...	...	...	...	·38
May	...	...	...	...	·63
June	...	...	...	...	3·10
July	...	...	...	...	8·06
August	...	...	...	...	7·88
September	...	...	...	...	4·40
October	...	...	...	...	·29
November	...	...	...	...	·10
December	...	...	...	...	·48
TOTAL					27·52

No. 97.

Viceroy to Commissioner, Delhi.

Telegram, No. 80, 5th February 1912, 1 p. m.

*Clear the line.* Please inform Sir R. Carlyle that I hope that no purchase of houses or land has yet been completed, as I wish to discuss this matter in Council. If Sir R. Carlyle has left Delhi, please instruct Major Beadon in above sense.

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No. 98.

Sir R. W. Carlyle to Private Secy. to Viceroy.

Telegram, Delhi, 5th February 1912.

*Clear the line.* Please inform His Excellency no final purchases made, and I had decided, before getting His Excellency's message, to bring whole question before Finance Department, with a view to submitting question to His Excellency.

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No. 99.

FROM W. M. HAILEY, Esq., C. I. E.

*Calcutta, February 5th, 1912.*

MY DEAR DUBOULAY,

I forward herewith a note, for which His Excellency asked me yesterday, regarding an officer to take my place while I am on leave.

I will send by midday tomorrow the maps showing on a more convenient scale the area proposed by Sir L. Dane as the site for the new city, together with the note on the subject.

I am, yours sincerely,

(Sd.) W. M. HAILEY.

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 [ ENCLOSURE. ]
 

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His Excellency wished me to put forward the name of an officer, preferably belonging to the Punjab Commission, who could carry on my work in connection with Delhi during my absence on leave. I would suggest the name of Mr. G. F. deMontmorency. He has had considerable experience of revenue, colony and executive work, as well as of work in the Secretariat; and has the reputation of having invariably observed excellent relations with officers of other departments.

If His Excellency is pleased to approve of Mr. deMontmorency's name, I will take the necessary steps to obtain the loan of his services from the Punjab Government. The latter can, I believe, spare him without difficulty, as they now have an officer on special duty in the Secretariat who is capable of taking over his work.

5-2-12.

W. M. HAILEY.

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No. 100.

FROM THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the  
Viceroy's Council.

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*Delhi, February 5th, 1912.*

MY DEAR LORD HARDINGE,

I have spent three days in Delhi with Gordon, going into the matters connected with the arrangement for the temporary accommodation in Delhi.

Cole seems to have got the nucleus of a very good staff. He has an excellent Executive Engineer and Sanitary Officer, and he has also got the help of an Architect who promises to do very well. He is about to get a Personal Assistant—a young Civilian—who impressed me very favourably. Of course, it will take some time before the full staff is collected or required.

Gordon will, by this time, have shown you the sites on which it is proposed to put up office buildings and quarters for clerks, and Cole has been informed that, as soon as your sanction has been obtained, he can start work on these sites at once to an extent which we have laid down representing the minimum probable requirements. A large quantity of material has been taken over from the Durbar Committee, and contracts have been placed for present requirements in the shape of bricks.

Land acquisition work seems to be proceeding very satisfactorily and smoothly, and probably there will be no difficulty in getting the landlords to allow us to enter into houses even before the land acquisition proceedings are completed. A Barrister representing a large number of landlords, and himself a landlord, came to me with certain proposals that Government should not permanently acquire land and buildings in the civil station except in special cases, but that they should be rented at a very moderate increase over the existing rents for the period of our temporary occupation. This, of course, would enable us to avoid the heavy immediate initial cost of acquisition, but there are strong reasons on administrative grounds for taking up the land permanently. The landlords, however, are to submit a full statement of their case which, I informed their representative, would be very carefully considered; and of course it is quite possible that, for financial reasons, we may decide to accept something on the lines they suggest. I have in no way committed the Government of India, as I told the landlords' representative that

there were very strong administrative reasons for taking up the land permanently. At the same time I told him that we would carefully consider anything that they had to say on the other side.

While Gordon and I were going round Delhi, we carefully went into the question of utilising Curzon House for the meetings of the Legislative Council, but we came to the conclusion that this would not be advisable. It would be impossible to make a suitable Council Chamber in Metcalfe House without pulling down a great part of the building, and it would be cheaper to put up a new building. In the case of Curzon House, if one of the rooms were turned into a Council Hall, it would make it impracticable to utilise the building for quarters, for which it is very much wanted. It would be possible to adapt the Diwan-i-Khas at a very moderate cost; but, if Your Excellency altogether rejects the idea of having a Council Chamber in the Fort, it would not be very expensive to provide the requisite accommodation in the main block of the office buildings. The rooms could, during the hot weather, be utilised for the accommodation of clerks permanently stationed in Delhi, such as some of those belonging to the Comptroller-General's establishment, who might, during the cold weather, be accommodated in temporary offices not suitable for hot weather occupation. I am afraid it would be impossible to rely on tents for Council sittings in March.

The question of sanitation is being dealt with by the Sanitary Department, but I may mention that the Sanitary Officer, Major Ward, is I understand the man who did the bulk of the sanitary work for the Durbar, and we may rely, I think, on the work being very efficiently done.

Cole is now in a position to form an approximate preliminary estimate of the cost of the work to be done before the next cold weather. He hopes to have the statement ready in a week or ten days, and he will come down to Calcutta when it can be immediately placed before the Finance Department. As time is very short, it is of course very important that the matter should be pushed through as quickly as possible.

Yours very sincerely,

(Sd.) R. W. CARLYLE.

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No. 101.

Viceroy to Secretary of State.

P\* Telegram, No. 25, 6th February 1912, 11-20 a. m.

*Private.* New Delhi. Your telegram of February 1st.

Would you very kindly ask Liverpool Corporation to lend Brodie for three or preferably four months. One month would be occupied by the journey to



India and back again. Consequently he would be only either two or three months in India. It is important in my opinion that he should see Delhi during part of the rains. These only begin in middle of June and the best months for his presence would be May, June and July. On the other hand, without the presence of the Engineer, the town-planning architect can hardly begin his work. I think therefore that it would be best to know when the town-planning architect will be available before settling prospective date of arrival in India.

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No. 102.

Viceroy to Secretary of State.

Telegram, 6th February 1912. (Despd. from Finance Dept.)

Expenditure on new capital at Delhi. Time must necessarily elapse before even preliminary estimates of cost are available. Meanwhile classification of initial expenditure is a matter of great urgency for Budget purposes, and we solicit your orders by telegram on the broad principles to be adopted.

2. After most careful consideration, our advice is to follow accepted lines of dealing with heavy capital expenditure and to keep it outside our revenue account. Our yearly programme of capital expenditure would in future include forecast of requirements for Delhi as a third section separate from Railways and Irrigation. Funds would be provided so far as necessary by additional borrowings; but in order to avoid needless increase of debt, we should as a temporary measure, so long as Delhi expenditure is substantial, aim at a revenue surplus of 2 crores, whenever practicable, without extra taxation, instead of 1 crore which is our present traditional figure. The actual outlay would be recorded in our Finance and Revenue Accounts as a separate head of capital expenditure.

3. The only alternative is to treat the cost of new Delhi as an ordinary revenue charge. The objection to this course is that active expenditure occurring in years of short revenue would almost certainly lead to deficits which would prejudice our credit and revive the alarm, already being expressed, that the change of capital will involve fresh taxation. We should regard these consequences with serious concern.

4. If you sanction the procedure which we advise, we propose raising the necessary loans in India. Comparing the advantages of borrowing in sterling and in rupees, we believe that the latter would interfere less with your operations on the London market and might in the end be cheaper. So long, therefore, as Delhi continues to require large grants, we should increase our ordinary rupee-loans by an amount to be determined from year to year with reference rather to the conditions of our market than to the estimated Delhi expenditure of the particular year. After taking expert opinion, we should not advise a separate loan for Delhi or the issue of special form of securities.

No. 103.

FROM THE HON'BLE MR. L. PORTER, C. I. E., Secy. to the Govt. of India, Education Dept.

*Calcutta, February 6th, 1912.*

DEAR DUBOULAY,

Perhaps you would show this note to His Excellency. I think I was wrong in what I told him this morning. Of course it is a legal point, but I remember prohibiting building under the Zones Act near the Jumna Bridge.

Yours sincerely,

(Sd.) L. PORTER.

*P. S.*—Except round Shahdara, I think most of the landowners would agree to restrict building as suggested.

[ ENCLOSURE TO THE ABOVE LETTER. ]

His Excellency asked me this morning whether it would be necessary to acquire all the zone of land on the Meerut side of the river, as the only object is to prevent building. I told His Excellency I thought it would be possible to restrict building, without acquiring out and out, but I am afraid I was incorrect. I think the only Act under which this could be done is the Fortified Zones Act, and this only applies to lands that must be kept clear for military purposes. In these you can restrict building, paying limited compensation.

But it might be possible to achieve the object by contract with the landowners, *i. e.*, tell them the land will be acquired if they do not agree to some restrictive clauses in their engagements.

(Sd.) L. PORTER,—6-2-12.

No. 103a.

FROM THE HON'BLE SIR. R. W. CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

*Calcutta, February 6th, 1912.*

MY DEAR DUBOULAY,

I enclose a letter I have received today from a Mr. Lanchester, enclosing a letter of introduction from Sir Thomas Holderness. I am writing

Mr. Lanchester that I have passed his letter on to you, as I am only dealing with the temporary arrangements.

His Excellency would probably like to see the letters.

I remain, &c.,

(Sd.) R. W. CARLYLE.

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[ENCLOSURES TO THE ABOVE LETTER.]

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FROM H. V. LANCHESTER, Esq., TO THE HON'BLE SIR ROBERT  
CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

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*47, Bedford Square, London, W. C., January 16th, 1912.*

DEAR SIR,

I am informed by Sir T. W. Holderness that he has intimated to the Government of India that I should like, on behalf of my firm, to have an opportunity of laying my credentials before them with a view to advising on the development of Delhi.

I enclose a letter of introduction which he has given me and may add that, being commissioned by the Maharaja Scindia to prepare a scheme for the improvement of Lashkar, I am arriving at Bombay per S.S. *India* on February 9th, proceeding thence to Gwalior where I shall be from February 10th to 29th, between which dates I shall be free to visit Delhi for such time as might be necessary to discuss preliminaries.

Letters addressed *c/o* Messrs. Tullockchund and Shapoorji, 58, Apollo St., Bombay, before February 9th; or *c/o* The Private Secretary to H. H. the Maharaja Scindia, Gwalior, after that date will reach me.

Yours faithfully,

(Sd.) H. V. LANCHESTER.

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FROM THE HON'BLE SIR THOMAS HOLDERNESS, K. C. S. I., Secretary, Revenue and Statistics.

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*India Office, London, January 15th, 1912.*

DEAR CARLYLE,

Mr. H. V. Lanchester, F.R.I.B.A., Member of the firm of Lanchester & Rickards, Architects, 47 Bedford Square, is about to visit India to advise the Maharaja of Gwalior on a town-planning scheme in that State. Mr. Lanchester is anxious to take the opportunity to

visit Delhi, and see the proposed site of the new capital and generally acquaint himself with the Government scheme for laying it out. May I venture to ask you to be good enough to procure for him such facilities for obtaining this information as you conveniently can?

You will see by referring to "Who's Who" that Mr. Lanchester is an architect of repute, and that his firm has been engaged on important buildings.

Yours sincerely,

(Sd.) T. W. HODNLESS.

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No. 103b.

To J. H. ABBOTT, Esq.

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*Govt. House, Calcutta, February 6th, 1912.*

SIR,

In reply to your letter of the 27th January, I am directed to inform you that the question you raise about the King-Emperor's statue at Delhi is premature, and to say that your request will be considered later on, if necessary.

Yours faithfully,

(Sd.) J. H. DUBOULAY.

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No. 104.

Secretary of State to Viceroy.

P \* Telegram, 7th February 1912, 9-30 p. m. (Reed. 8th, 7 a. m.)

*Private.* New Delhi. Your telegram of February 6th. Adshead is willing to accept engagement for six months. He could leave England beginning of April. He suggests fee fifteen hundred pounds, he paying all travelling expenses. Before you decide I think you had better see Sir R. Ritchie's letter about him sent by last week's mail, especially in connection with the idea of associating second town-planning expert with him. Today a letter goes to the Liverpool Corporation asking for Mr. Brodie for maximum period of five months from about April. I propose consulting Mr. Brodie more definitely as to the expediency of engaging Adshead, if the Corporation assent.

No. 105.

FROM THE HON'BLE SIR HARCOURT BUTLER, K. C. S. I., C. I. E., Member of the  
Viceroy's Council.

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*Calcutta, February 7th, 1912.*

DEAR LORD HARDINGE,

I have seen Meston and I understand that the case is coming up in Council, and that it is proposed to set aside  $1\frac{1}{2}$  crores of next years' revenue for Delhi. I am sorry I troubled Your Excellency unnecessarily. I was unduly anxious about my Department!

Yours very sincerely,

(Sd.) HARCOURT BUTLER.

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No. 106.

NOTE BY THE HON'BLE MR. W. B. GORDON.

I put up, for His Excellency's information, the following note showing briefly what the position is as regards provision of temporary accommodation at Delhi for the offices and officers of the Government of India. The note is necessarily brief. It was written in the train on my way back from Delhi:—

On 15th December last, in accordance with Hon'ble Member's instructions, all Departments were requested to state their requirements in the matter of office and residential accommodation. As to the strength of the office to be taken to Delhi, they were to take instructions of their respective Hon'ble Members. On receipt of indents, it was evident that it would not be possible to provide by next cold weather anything like the amount of accommodation that was being indented for. Those Departments who were contemplating more than mere camp offices were therefore requested to submit alternative estimates providing for camp offices only.

2. Briefly, so far as can be seen at present, compliance with the various indents will involve the provision of the following amount of accommodation:—

(1) 2,20,000 sq. ft. of office buildings, inclusive of press.

(2) Residences or quarters for 84 married officers.

“            “            “ 40 single            “

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TOTAL ... 124

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(3) Residences or quarters for the following number of assistants or clerks :—

Europeans, married	...	...	275	
„ single	...	...	95	
			<u>          </u>	370
Indians, married	...	...	340	
„ single	...	...	40	
			<u>          </u>	380
				<u>          </u>
		TOTAL	...	<u>750</u>

(4) Quarters for 500 peons and other Government menials.

(5) Quarters for 500 Press workmen.

In addition we must provide—

(6) A Council Chamber, with Library, Select Committee-room, &c., attached.

(7) Quarters for a certain number (Hon'ble Member proposes 20) of Additional Members of Legislative Council.

(8) Lighting.

(9) Water-supply.

(10) Sanitation.

(11) Roads.

(12) Alteration of Circuit House.

3. The Director of Temporary Works, Colonel Cole, has been instructed to submit a preliminary estimate of the cost of these proposals. Meanwhile at a rough forecast I put the cost at something between 40 and 50 lakhs, exclusive of the cost of acquiring or renting about 60 houses in Civil lines for the accommodation of His Excellency the Commander-in-Chief, Hon'ble Members and a number of officers. The cost of actually acquiring these 60 houses is, Colonel Cole informs me, estimated at  $23\frac{1}{2}$  lakhs.

4. The question is whether Government are prepared to face an expenditure in this Department of some 75\* lakhs on the provision of temporary accommodation at Delhi. If not, very early orders are solicited as to the arrangements which should be made, and as to the amount of accommodation to be provided. I should add that it will not be possible to provide by 1st October next the full amount of residential accommodation that has now been indented for.

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\* Exclusive of cost of telephonic communication between Delhi and Simla.

5. Orders are also required on the following points which I shall explain verbally to His Excellency :—

- (1) Approval of the general location of sites of offices, brickfields, &c.
- (2) Agency for carrying out works in Circuit House compound.
- (3) Metcalfe House arrangements.
- (4) Council Chamber.
- (5) Curzon House.
- (6) Acquisition of houses in Civil Lines.

W. B. GORDON,—7-2-12.

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No. 106a.

I return herewith the papers handed to me by His Excellency; the Home Department have taken a copy of Sir L. Dane's note. In order to exhibit more clearly the exact position of the sites shown on Sir L. Dane's map (marked A), I have had them marked out on the 4" Durbar Map (marked D). The Survey Office has also kindly struck off an advance copy of the new 2" map (marked E), which is now under preparation; the sites have been marked out on this also. This map is the latest and most complete of the three.

2. Sir L. Dane discusses two sites : the first corresponding roughly with the site of the Central Camp at the Durbar; the second, a site south of the city on the Gurgaon Road. The first is undoubtedly the site which at first glance would appear to be most suitable for the Imperial City. It lies within the "ceremonial" area; is already provided with a good road system; and is near the Civil Station, which now contains a good deal of spare bungalow accommodation. The road approach from the city is good, and it is well situated with reference to the main line between Calcutta and Simla. But I think that an examination of the 4" map will show that the space available for building is smaller even than shown by Sir L. Dane; the ground to the west of the Foreign Office Camp site should certainly be excluded as waterlogged. As regards the area lying outside the plot to the north and east, *i.e.*, the Bhalswa Plain, (Review ground) and the Jhurauda area (occupied by the Military Camps), it is so low and waterlogged that it is certain that no expert would for a second contemplate its use for building purposes. Even therefore if it were possible to accommodate the new city in the restricted area contained in this plot—and this is in itself doubtful owing to the high spring level of a considerable part of it—it would be impossible to place the cantonment in proximity to the city.

3. The second plot has, as the contours (see E) show, a good drainage; the soil is moderately good, and there is plenty of land suitable for the cantonment in the vicinity. The objections to the site are—(1) there would be some difficulty about obtaining water for irrigating trees and gardens; and (2) that the railway access would be by the Great Indian Peninsula Railway (Agra-Delhi Chord), and not by the direct main line between Calcutta and Kalka; while the most direct road to Delhi city, *i. e.*, that leading through the Ajmer Gate, is not very picturesque nor convenient.

4. Sir John Hewett suggested in conversation that it might be possible to find a good site across the river. This would involve the construction of a bridge; I may also note that (as shown in map C.) the area lying immediately opposite the Civil Station is all subject to flood action, while the land south of the line is also low. It is therefore doubtful whether any good site can be found at a convenient distance from Delhi; but at the same time I respectfully think that the possible sites in this direction should be examined. We should gain in freedom of action, and a site on the east side would be free from the objections, sanitary as well as historical, which are involved in the adoption of one of the “manworn” sites on the west of the river. It is possible that it might even be unnecessary to take over the administration of Delhi city. If this suggestion does not yield any result, it is I think practically certain that the new town must be placed south of the city.

5. I am respectfully of opinion that the general position of the new site—as distinguished from its exact location—can, and should be, settled by the Government of India without waiting for the arrival of the town-planning and sanitary experts from England. Our own Sanitary officers can give advice which will enable the Government of India to decide on the sanitary and drainage value of the different sites. An early decision is necessary, as the position of the site seriously affects the question of land acquisition and the purchase of houses in the Civil Station. (Please see paragraph below 6.) The immediate steps necessary to make such a decision possible appear to me to be as follows:—(1). To carry out the level survey of the land on both sides of the river, together with borings to ascertain water level. (Levels have already been taken of the whole Durbar area, and it is possible that they exist for the Meerut side, as this is within the sphere of the East Jumna Canal.) The Superintending Engineer, West Jumna Canal, Delhi, might be authorised to entertain the necessary establishment to prepare a proper contour and water level map on a 4" scale and should be asked to furnish a detailed report on the alternative sites; (2) To arrive at an estimate of the probable requirements for accommodation in (a) the Civil Station, and (b) the Cantonment. Given this information, we can then make the necessary allowance for future extensions; but it is essential to have this material in our hands before we can pass a final decision as to the inadequacy of the space in site I. It will be necessary for each Civil Department of the Government of India to make a definite



recommendation regarding the location of its subordinate departments or institutions; and for the Army Department to consider whether it is advisable to station permanently at Delhi a garrison of the size of that which is, I understand, contemplated in Sir G. Kitson's proposal (1 Regiment Indian, 1 British Cavalry, 1 Battery Field Artillery, one full Infantry Brigade). The permanent location of Cavalry and Artillery involves of course a very considerable outlay in barracks. Given the material indicated above, the Government of India would probably be in a position to arrive at a decision as to the general position of the site during the journey to Simla early in April next.

6. In the meanwhile, it would be well to stay proceedings for the actual acquisition of the very large area outlined by Sir L. Dane. The issue of the notifications has secured us against the effects of land speculation; there is no legal objection to a delay of a few months in the acquisition proceedings. If the site to the south of the city be finally selected, there can be little necessity for taking up the whole area to the north of the Southern Punjab Railway shown in Sir L. Dane's map B,\* nor would it be advisable to proceed to the permanent acquisition of any considerable number of houses in the Civil Lines at Delhi. The latter would be of very little use, were the city located between three and four miles to the south of the Mori Gate. We should certainly have to provide residences for officials and office establishment within the area of the new town itself. In the second place, I venture to think that the Government of India should decide whether it will permanently acquire land *surrounding* that actually required for the new town and cantonment. Apart from the question of expense (and the *rough* estimate I understand amounts to over two crores of rupees, there are obvious objections to assuming the proprietary rights in so large an area; all that we really require is to take power to prevent the erection of undesirable buildings or the construction of towns in unsuitable positions near the new Capital. This might be secured at far less expense, and with less disturbance of existing rights, by special legislation similar to that undertaken for the protection of defensible positions.

7. Finally, I respectfully think that, even if special legislation is ruled out as undesirable, and it is decided to acquire land outright, the Government of India should consider whether the area proposed by Sir L. Dane cannot be materially curtailed. Thus if the new town is built anywhere on the west side, there can hardly be any need to take up more land on the east side of the river than is actually required for grass or dairy farms, and we should restrict ourselves to acquiring such area. No considerable rise in the price of land on the east side of the river need in any case be anticipated.

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\* Some parts may have to be acquired; we might, for instance, take up part of the high land, as suggested by Sir L. Dane, for Chiefs' residences.

8. To sum up, I venture to recommend as follows :—

(1) That we should immediately have a level and water-depth survey made of the land on both sides of the river.

(2) That an estimate should be prepared of the probable requirements of (a) the Civil, and (b) the Military Departments as regards accommodation in the new town.

(3) That with this material in hand and with aid of the detailed report, the preparation of which is recommended in paragraph 5 of this note, the Government of India should decide on the *general position* of the new town during the course of the journey to Simla in March-April of this year.

(4) That meanwhile no steps should be taken to carry into effect the acquisition proceedings initiated by the Local Government (except in so far as regards the requirements of the officers in charge of the measures for the temporary accommodation of the Government of India).

(5) That the Government of India should consider the advisability of special legislation on the lines of Act VII of 1903, in order to avoid the necessity of acquiring the large areas suggested by Sir L. Dane.

February 7th, 1912.

(Sd.) W. M. HAILEY.

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No. 106b.

To G. A. ANTHONY, Esq., Manager, Messrs. Garrard & Co., Ltd.

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*Govt. House, Calcutta, February 7th, 1912.*

DEAR SIR,

One or two firms have asked that facilities may be given to them for starting places of business at Delhi. The answer that has been returned has been that, when the new town-planning scheme is under consideration, care will be taken that a good position on a central road shall be apportioned as a shopping centre on which sites can be allotted to commercial houses and firms on reasonable terms. If you wish your firm to be considered in this connection, you will doubtless let me know.

Yours faithfully,

(Sd.) J. H. DuBOULAY.

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No. 106c.

To BABU A. N. CHATTERJEE, Secretary & Managing Agent, Sramajibi Samavaya, Ltd.

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*Govt. House, Calcutta, February 7th, 1912.*

SIR,

You are mistaken in thinking that land is going to be given out free for business concerns at Delhi. One or two applications have been made for land to be allotted to business firms on reasonable terms, and they have been noted for consideration at the proper time. If you wish your name also to be considered, you will doubtless let me know.

Yours faithfully,

(Sd.) J. H. DUBOULAY.

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No. 107.

To W. M. HAILEY, Esq.

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*Govt. House, Calcutta, February 7th, 1912.*

MY DEAR HAILEY,

The Viceroy says you may have deMontmorency, so you can go ahead about getting him placed on special duty.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

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No. 108.

To THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

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*Govt. House, Calcutta, February 7th/8th, 1912.*

MY DEAR CARLYLE,

I am very much obliged to you for your letter of the 5th giving an account of your stay in Delhi.

Gordon showed me this morning all the plans for the temporary office buildings and quarters, and he took a few notes on the subject. I want the whole question to come up in Council on Friday, if possible. I am much afraid however, from what Gordon tells me, that you are still suffering from ophthalmia and may possibly not be able to be present.

What frightens me about the purchase of all this land, and of all the houses as temporary quarters, is that, if the site of the new Delhi is to be towards the south, most of the houses in the Civil Lines would probably depreciate in value, and we should have them on our hands without being able to realise or make use of them. I should like the proposal made by the landlords to be carefully considered in Council.

In the same way I do not want any land permanently acquired in our present doubt as to where the site of the new Delhi will be. It strikes me that the best course is to maintain the Notification and only to acquire the land which will be absolutely required for the cantonment's, pleasure resorts, &c., and, if possible, come to terms with other owners of ground or to pass some municipal law by which owners will not be able to build houses on their land without consultation with the Government at Delhi. If we go on buying land at the cost predicted by Major Beadon, we shall have spent 2 million sterling before we have laid a single stone of the new town. This will expose us to tremendous criticism amongst those who are only waiting for opportunities to criticise.

I hope very much that you will be able to come to Council on Friday.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

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No. 109.

Viceroy to Secretary of State.

Telegram, 8th February 1912. (Despd. from Finance Dept.)

It is necessary to provide four motor cars for the use of officials employed on provision of temporary buildings, new Delhi. Total estimated cost, Rs. 12,800. We request sanction by telegraph to purchase locally, as cars are immediately required in order to facilitate work which is of urgent character. Supply of cars will be regulated on the conditions proposed in our Financial despatch No. 10, 18th January last.

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No. 110.

To W. M. HAILEY, Esq.

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*Govt. House, Calcutta, February 8th, 1912.*

MY DEAR HAILEY,

His Excellency asks me to thank you very much for your note and the maps.

He wants to get hold of deMontmorency as soon as he possibly can, so will you shove that ahead?

I have mentioned it incidentally to Earle.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 111.

FROM THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

*Calcutta, February 8th, 1912.*

MY DEAR LORD HARDINGE,

Many thanks for your letter. I am very much better today, and I have no doubt I shall be able to attend the meeting tomorrow. I quite appreciate the importance of not spending too much on the acquisition of land, which may not be required for the permanent city, but Beadon's estimate of two crores was for an area of 163 square miles, and it does not seem to me that it will be necessary to take up more than 95 square miles; and, if so, the cost will be reduced to reasonable dimensions. As regards the temporary arrangements, if we do not acquire, the important point is to force the landlords into renting on reasonable terms; this can only be done by their knowing that we will not hesitate to acquire if their demands are exorbitant.

They are so extraordinarily anxious to come to terms with us that it seems pretty clear they do not anticipate a slump in the value of their land whatever the site of new Delhi.

Yours very sincerely,

(Sd.) R. W. CARLYLE.

No. 111a.

FROM MAJOR WALTER MERRETT, V. D., 1st London Brigade, R. F. A. T. F.

*20, Mornington Road, Regent's Park, N. W.,  
February 8th, 1912.*

MY LORD,

I venture to ask that I may be allowed to submit a design for the proposed statue of His Majesty the King-Emperor which is to be presented

by His Highness the Maharaja Scindia of Gwalior inasmuch as I hear in reply to an application to His Highness that the matter is in your hands.

Some years ago I had the honour to receive a great many sittings from *His Majesty* and *Queen Mary* and can confidently guarantee a *thoroughly artistic work* and reliable portrait.

His late Majesty also favoured me with sittings for the busts in Guildhall, City of London and elsewhere, the latest one—now in hand—being for *Kings Lynn*. Sir Somerville Gossney, the Chairman of the Committee, and Lady Gossney have expressed their delight with the work and *portrait*, and few knew His late Majesty so well.

I send you a photo or two of my work and trust you may be able to place this statue of His Majesty the King and Emperor in my hands.

I have, &c.,

(Sd.) WALTER MERRETT.

No. 111b.

Extract from a letter from Sir Valentine Chirol, *Kt.*, to H. E. the Viceroy, dated the 9th February 1912.

With regard to the town-planning of the new capital, I send you another letter from Barratt to whom I communicated what you wrote to me on the subject. I think what he writes is thoroughly sound, but I gather that the thing is now more or less settled, and that the Council of the Institute of Architects has already recommended one of its pet mediocrities.

[ ENCLOSURE. ]

FROM R. BARRATT, Esq., F. R., G. S., Artist, TO SIR VALENTINE CHIROL, *Kt.*

*The Athenæum, Pall Mall, S. W., February 4th, 1912.*

[ Private. ]

MY DEAR CHIROL,

I was sure Lord Hardinge must be most anxious the new Delhi should be a great success I venture to comment on his remarks you kindly sent me.

Asking the Government at home for names of best town-planners most probably means Crewe will consult Council of Institute of Architects; now the ability of such a Council at the moment is a chance. For many reasons I doubt the wisdom of a body—especially in

artistic matters—and greatly prefer the opinion of an able unbiassed expert. Also I do not think a first-rate man could be got out for six months, also a board of artistic architects spells confusion.

Lord Hardinge is right in saying the place first has to be properly drained and planned, but this only brings me back to what I wrote in a former letter, where I urged the best man obtainable should run out *now*, see the site previously surveyed, consult the authorities, learn the requirements, be back in England under two months, then during the summer formulate a planning scheme, show in some preparatory way the idea of buildings, with perhaps outline designs of Government House and principal Government offices, returning next cold weather with definite plans and scheme.

There are half a dozen able architects in England—Blomfield, Stokes, Lorimer, &c. I named Lutyens as most suited in his talents and temperament. I know he would take great interest in initiating the scheme, even if he did no more. The objection to this arrangement is vesting all responsibility in one human life, but Lutyens is a reasonable man, in no need of work, and he would be the best person to nominate others to work with him, and able juniors to work under him.

I am very positive there is no question what style of architecture is best. *Plain Classic* or *Renaissance*, such as Lutyens designed Pavilion, British section, Rome Exhibition, 1911. I know Blomfield, Stokes, and Lutyens would agree with me.

To sum up. I urge again—

Lutyens, in first instance, be asked to advise, formulate scheme and give general character of buildings, to nominate others to assist him, and be the moving genius from the outset (and also to advise in same way Colaba extension scheme, if possible). Many counsellors mean confusion. An exceptional man is best, and Lutyens is a very exceptional man. I have no reason for saying it but the truth.

Yours,

(Sd.) REGINALD BARRATT.

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No. 112.

To H. V. LANCHESTER, Esq., c/o the Private Secretary to His Highness the Maharaja Scindia, Gwalior.

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*Govt. House, Calcutta, February 8th/10th, 1912.*

DEAR MR. LANCHESTER,

You wrote to Sir Robert Carlyle the other day suggesting that you might come and see him. The Viceroy will be at Lucknow between the 19th and 22nd of this month, and he has told me to write to suggest that if you are free between those dates you might come and call upon him there. If you

have seen Delhi before you see the Viceroy, it will probably make your interview more interesting to both of you; but you will of course understand that for the present it is merely a question of making one another's acquaintance.

Yours sincerely,  
(Sd.) J. H. DUBOULAY.

No. 113.

TO THE HON'BLE SIR J. P. HEWETT, G. C. S. I., C. I. E., Lieut.-Govr. of the United Provinces of Agra and Oudh.

*Govt. House, Calcutta, February 10th, 1912.*

MY DEAR HEWETT,

We discussed in Council yesterday the question of acquiring all the land that has been notified on both banks of the Jumna. We find that the expense will be so great that we are averse to buying at present anything beyond what we may find ourselves compelled to acquire, as soon as the site of the new city has been located by experts. Although, therefore, we wish the notification to be maintained, we would like you to instruct your officers very confidentially not to complete any purchases at present, as we do not yet know whether the land already notified will be exactly what we shall want to hold, and, so long as the notification is hanging over the heads of the landowners, it might be possible to come to terms with them on the basis that, if they do not agree to some restrictive building clauses in their engagements, the land will be acquired. If we could do this, I see no necessity for acquiring any land on either side of the river, except what we shall absolutely require for the new city and the Cantonments, giving at the same time plenty of room for the expansion of both.

I will talk about this when I see you next week to which I am looking forward.

Yours very sincerely,  
(Sd.) HARDINGE OF PENSHURST.

No. 114.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Offg. Secy. to the Govt. of India, Home Dept.

*Govt. House, Calcutta, February 10th, 1912.*

DEAR WHEELER,

You know that the Viceroy has desired that Mr. deMontmorency should be placed on special duty in connection with the arrangements to be made at



Delhi. Will you kindly let me know when he is likely to be in Calcutta, as the Viceroy wants to see him as soon as possible?

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

No. 115.

FROM THE HON'BLE MR. H. WHEELER, C. I. E., Offg. Secy. to the Govt. of India,  
Home Dept.

*Calcutta, February 10th, 1912.*

DEAR DuBOULAY,

We wired to the Punjab for Montmorency and asked them to tell him to report in Calcutta. They have not yet replied, but I will wake them up with another wire.

Yours sincerely,  
(Sd.) H. WHEELER.

No. 116.

FROM H. HENSMAN, Esq.

*Calcutta, February 11th, 1912.*

MY DEAR DuBOULAY,

The enclosed may interest His Excellency. I am publishing the figures. What price the unhealthiness of Imperial Delhi?

Yours sincerely,  
(Sd.) H. HENSMAN.

[ ENCLOSURE TO THE ABOVE LETTER. ]

*Census Returns.*

Population.	1891.	1901.	1911.	Ten years' Increase or Decrease.
Delhi ... ..	193,580	208,575	232,837	+ 24,262
Agra ... ..	168,710	188,022	185,449	— 2,573
Amritsar ... ..	136,500	162,429	152,756	— 9,673
Cawnpore ... ..	194,048	202,797	178,557	— 24,240
Karachi ... ..	104,250	116,633	151,903	+ 35,270

No. 117.

TO THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,  
Member of the Viceroy's Council.

*Govt. House, Calcutta, February 12th, 1912.*

MY DEAR FLEETWOOD WILSON,

I know there was something else about which I wished to speak to you this morning, and I remember now that it was the question of Stoke's appointment. I shall certainly want a Financial Member for my Delhi Committee when it is formed, and as you recommend Stokes, I would like you to keep him, so that he may be available at the psychological moment.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

P. S.—Many thanks for the powder.

No. 118.

Secretary of State to Viceroy. (Finance Dept.)

P \* Telegram, 13th February 1912. (Recd. 14th, 8 a. m.)

Expenditure on Delhi. Your telegram of 6th February. I approve proposal that you should treat this as capital expenditure in your accounts and I agree that so far as it is to be met from the proceeds of loans of rupee loans will prefer sterling. If you make announcement on the subject, I suggest you should avoid mention of desire for annual surpluses of 200 lakhs which might evoke criticism now as pointing to excessive limitation of expenditure on other administrative improvements, and further criticism later if figure not attained.

The proposal in your telegram of February 8th to Budget for loan of three crores in 1912-13 for Delhi expenditure is approved by me.

No. 119.

FROM W. M. HAILEY, Esq.

*Calcutta, February 13th, 1912.*

MY DEAR DUBOULAY,

I am sorry to hear from the Home Department that deMontmorency cannot be here till Friday; as this would mean a very considerable delay if I waited for him, I do not propose to stay but to leave Calcutta, as I intended, today.

I venture to hope that, when the English experts have been appointed, I may be allowed to interview them in England, as it would be useful for them to

know something of the precise conditions before they come out. It would further be of value to know what information they require in the way of colour maps, &c.

I have applied for 6½ months' combined leave, with a view to returning towards the end of August.

I may mention that the Home Department has informed me that they have not as yet received any definite orders regarding my appointment and asked me to obtain such orders. As I am at present attached to the Finance Department, I have asked Sir James Meston to be kind enough to mention the point to His Excellency. I think that deMontmorency may have some difficulty in dealing with the Local Government, and also perhaps with the Home Department, unless some such orders are issued.

My home address is c/o T. Cook & Co., Ludgate Hill, who will forward all letters to me.

I am, yours sincerely,  
(Sd.) W. HAILEY.

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No. 119a.

Lieut.-Govr. of the Punjab to Viceroy.  
Telegram, Lahore, 14th February 1912.

Your Excellency's telegram of 5th February to Commissioner, Delhi, about purchase of houses there. The instructions were communicated to Sir R. Carlyle, but neither Commissioner nor I know what exactly is being done there, as Colonel Cole is working directly under orders of Government of India and is dealing directly with Land Acquisition Officer, who has been ordered to carry out Colonel Cole's instructions at once. I understand however that no purchase has been completed.

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No. 120.

FROM H. HENSMAN, Esq.

*February 14th, 1912.*

MY DEAR DUBOULAY,

I have spoken to Gordon about acquirement of houses at Delhi, and I find that the scheme has been modified, greatly in the interests of residents. So our fears are happily dispersed. It was seeking for trouble to put local owners of property up in arms; and Heaven knows there is enough trouble already about new Delhi! We shall hear more about the wickedness of the Government on the 27th, when the Chamber here holds its annual meeting. But some of the "swans" are geese!

Yours sincerely,  
(Sd.) H. HENSMAN.

No. 121.

FROM H. V. LANCHESTER, Esq.

*Gwalior, February 14th, 1912.*

DEAR SIR,

I am much obliged by your kind letter of the 10th instant. I am leaving here at the end of the week for Agra and Delhi (Hotel Cecil), and expect to arrive at Lucknow on the morning of the 21st instant. Any appointment the Viceroy may make after that time I will keep.

Mrs. Lanchester accompanies me.

Yours sincerely,

(Sd.) H. V. LANCHESTER.

No. 122.

Viceroy to Secretary of State.

Telegram, 15th February 1912. (Despd. from Finance Dept.)

Our telegram, dated 8th February. Motor cars, Delhi. It is now found desirable to provide one better class of car for the use of Government of India officials frequently inspecting works at Delhi. This will necessitate our estimate being increased by Rs. 3,200. We request sanction by telegraph to total expenditure Rs. 16,000 for four motors.

No. 123.

TO THE HON'BLE SIR ROBERT CARLYLE, K.C.S.I., C.I.E., Member of the Viceroy's Council.

*Govt. House, Calcutta, February 15th, 1912.*

MY DEAR CARLYLE,

Can you throw any light upon the enclosed telegram, which His Excellency does not clearly understand?

Yours sincerely,

(Sd.) J. H. DuBOULAY.

[ ENCLOSURE TO THE ABOVE LETTER.]

Telegram, in original, from the Lieutenant-Governor of the Punjab to His Excellency the Viceroy, dated the 14th February, re purchase of lands in Delhi.

No. 124.

Private Secy. to Viceroy to Private Secy. to Lieut.-Govr., United Provinces.  
Telegram, No. 100, 16th February 1912.

Mr. H. V. Lanchester, town-planning architect, will be at Lucknow with his wife on 21st. The Viceroy would be very grateful if His Honour would invite them to lunch and the garden party on that day, as he wishes to talk to Lanchester about Delhi.

Lanchester's present address is—

C/o The Private Secy. to H. H. the Maharaja Scindia, Gwalior—  
where a telegram would doubtless find him.

No. 125.

FROM THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the  
Viceroy's Council.

*Calcutta, February 16th, 1912.*

MY DEAR DuBOULAY,

Sir Louis refers to the line clear message sent to me through the Commissioner of Delhi, telling me not to complete any land acquisition proceedings. The telegram came to me from the Commissioner's Office through Beadon, who was thus aware of His Excellency's orders. On my return to Calcutta, and after the Council meeting, I at once wrote Cole privately regarding the stoppage of land acquisition proceedings. I had told him verbally not to complete any proceedings when I received His Excellency's wire, and I instructed Gordon to write officially.

His Excellency stated at the Council meeting that he would at once communicate with Beadon direct. My department does not any longer communicate with Beadon direct. I fancy Sir Louis would like to know what the Government of India propose to do regarding land acquisition; Craddock is away, and Wheeler was not on the Council discussion; but if His Excellency could let me have a copy of his letter to Beadon, I could explain to Wheeler what he should write officially on behalf of the Home Department to the Punjab Government, if His Excellency desires that any official communication should be made at this stage.

Yours very truly,  
(Sd.) R. W. CARLYLE.

P. S.—I have marked my letter immediate, as I understand His Excellency leaves tonight.

I return the telegram.

[ *Papers communicated by Lord Crewe in his letter of February 16th.* ]

NOTE OF INTERVIEW WITH CAPTAIN SWINTON.

Captain G. S. C. Swinton, Vice-Chairman of the London County Council, called on the 14th instant with a letter of introduction from Lord Midleton. Sir Thomas Holderness and I saw him, and we were favourably impressed both by his personality, which is most agreeable and also full of character, and by the evidence he gave in conversation of a temper and attitude of cautious and thoroughly practical enthusiasm on the subject of town-planning in general, and the possibilities of the Delhi project in particular. His enthusiasm may be judged from the fact that though he has spent the last ten years in steadily pursuing a municipal career on the L. C. C. and is just now on the point of reaching the Chairmanship of that body, he is prepared to sacrifice this prospect in favour of being associated with the work at Delhi if he is acceptable.

On the other hand, his experience of handling London improvement projects within strict limits of expense and practicability give him an advantage over any competitor whose association with the art of town-planning has been purely academic and theoretical. I believe it is the fact that Captain Swinton has played a considerable share in the initiation and guidance of the large schemes which have been carried through in London during the past ten years. He does not pretend to approach town-planning questions with the eye of an architect, but rather as a traffic expert and space-designer. The importance of the last point cannot of course be exaggerated, as the whole possibility of healthy and organic expansion of each unit on its own ground in place of mere mechanical circumferential growth, depends on the foresight with which the space is originally allotted. Captain Swinton's point, which appears to have force, is that a practical civic expert of this kind, who is not himself an architect, would be more useful in association with a municipal engineer and an architect pure, than a theoretical town-planner who is also an architect and may lose sight of the wood for the trees, and who will probably lose sight of expense altogether. On the merits there seems to be much to be said for his employment with Mr. Brodie and Mr. Lanchester in the initial stages. There would also be obvious advantages in procuring the services of a qualified man from the foremost municipal body at home, the more so as Professor Adshead, the other possibility, is, like Mr. Brodie, a Liverpool man. Captain Swinton knows India, having served on Lord Lansdowne's staff. His record and that of Mr. Cyril Jackson, his chief supporter on the L. C. C., will be found in "Who's Who".

## MEMORANDUM BY SIR T. W. HOLDERNESS.

Sir Lawrence Gomme, Mr. Fitz Maurice and Mr. Reilly have given me their joint advice on Captain Swinton's application. The first named is the Clerk to the London County Council, and the others are respectively the Engineer and the Architect to the Council.

I explained that the Government of India's idea was to obtain a general preliminary report from a town-planning architect and a sanitary engineer working together, that the engineer had practically been secured and that the town-planner was still to be found; and I asked whether there was any distinct advantage in employing Captain Swinton (he being, so to say, an amateur); and, if so, in what capacity. Their unanimous opinion was that he was a man of fine temper, good artistic taste and administrative capacity, who had given continuous attention to all aspects of town-planning and had been closely connected with every great improvement scheme in London. They considered that he would bring to bear upon the Delhi problem qualities of mind which could hardly be expected from an engineer or an architect. They thought that the Indian Government would be well served if they took him as the Chairman of a Delhi town-planning Commission, and added an architect and an engineer as assessors. I asked Mr. Fitz Maurice whether, if he were in Mr. Brodie's place as the engineer selected, he would object professionally or otherwise to such an arrangement. He said that he would welcome it, and believed that this would be Mr. Brodie's view.

The "XIXth Century Review" from 1904 to the present time contains a number of articles by Captain Swinton on various aspects of London street and traffic development. He has also written in other periodicals. He is an enthusiast with a strong dash of the artist, but his enthusiasm is tempered with experience.

I did not discuss at the meeting the question of a suitable person as the town-planning architect. But after the meeting I sounded Sir Lawrence Gomme. He said that Adshead was a theorist and carried no weight. Lanchester was a capable man, but brusque and rather irritable. Lutyens was a very able "domestic" architect. He spoke highly of Brewer (Messrs. Smith and Brewer of 2 Gray's Inn Square) as an architect and artist of great ability who had given attention to town-planning. The firm has won the open competition for the Museum now being erected in Cardiff. Brewer, he said, would be an excellent colleague.

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*Spring Gardens, London, S. W.,*

*February 5th, 1912.*

DEAR LORD CREWE,

One day last week Captain Swinton (who is now our Vice-Chairman and whom we wish to place in the chair in March) came to me as leader of the

Council to say he heard that the Government were looking out for a man to town plan the new Delhi and that if he could only get such a chance nothing on earth would stop him. He told me that you would make the appointment and that he did not know you. I said my acquaintance was of the slightest, but I hope you will not mind my writing you my honest opinion. I imagine you will have great difficulty in getting any town planner of experience for they do not exist and a few garden suburbs hardly count as town planning. Captain Swinton is really an artist and he adds to that a very long experience as one of the administrators of the biggest city in the world. He also knows India. What he says of himself in the enclosed letter gives you a brief sketch of his career. I take it you want a man of the world with large ideas tempered by all the necessary considerations of cost and practicability. He really is an authority on traffic questions and on town planning and has big schemes in his head.

I do not like writing any letters of recommendation without trying to make sure, and this morning after getting Captain Swinton's letter I had a chat with the Clerk of the Council (Sir Laurence Gomme) as he has seen more of Captain Swinton's actual work than I have or at any rate has seen it for 11 years while I have only known it for five. He was emphatic that few if any other men had such wide qualifications and was clear that to hand over the scheme either to an architect or an engineer would be disastrous. I thought then I would get our Chief Architect's opinion—Mr. Riley was in the Admiralty before coming to us. To my surprise he also was clearly of opinion that there was no architect town planner available and he is one of the Committee in the Institute of British Architects who have been considering the question. He dwelt on the advisability of having an administrative head who would take expert advice from both architects and engineers, but would not be dominated by either point of view. He thought Captain Swinton had just the *savoir faire* and knowledge of the world combined with real enthusiasm which would be invaluable. I found our Chief Engineer Mr. Fitzmaurice took just the same view that neither an architect nor an engineer ought to be head man. He thought Captain Swinton had the necessary imagination and would see the results of any plan in his head, and would be really good at such a job—with of course expert engineering advice as well.

After seeing our three principal officials I feel I may safely write to you and beg you to give Captain Swinton's claims your very serious consideration. I don't know how we should fill his place here, but I really believe he would be exceedingly good at the Delhi job and town planning has been the one thing on which he has been steadily keen.

Yours sincerely,

(Sd.) CYRIL JACKSON.



*Spring Gardens, London, S. W.,  
February 5th, 1912.*

MY DEAR JACKSON,

I have now heard, through the India Office, that the report which reached me from India is correct, and that they are looking out for a man to go out and advise about the laying out of Delhi.

What I am not quite clear about is whether they require an engineer or an architect, or that rather indefinite personage, a city-planner.

I am neither of the first two, but probably I can claim to have thought about city-planning more than most people.

Therefore if, as leader of the Council, you can see your way to say a word for me to Lord Crewe, I shall be grateful.

I ought to arm you with my qualifications, such as they are.

Landscape gardening has been in my road from childhood, for both my father and mother were keen about it, and it has always been one of my hobbies. Also maps and plans are a joy to me.

I soldiered 15 years, and finished up with 3 in India, where I was extra A.-D.-C. to Lord Lansdowne. Being a confirmed sight-seer I visited most places of interest from the Khyber to Calcutta, as well as Baroda, Ajmere, Jeypore, Oodeypore, Gwalior, Hyderabad, &c., so I know something about the lie of the land.

Then I drew at Herhomer's School at Bombay for two years, and afterwards in London.

Then came the L. C. C. I have been a member for 11 years, and have served on most of the Committees which deal with such business as this.

Ten years ago I was Vice-Chairman of the Historic Records Committee. This, and the fact that I am a Scottish herald, may show that I have the necessary reverence for history and tradition.

The only chair which I have held is that of the Parks Committee, but of course, the fact that I have been for 9 years Chief Whip of my side, has prevented me from going into chairs.

It has also prevented me from writing freely, as I could not well air views which might be considered as binding on my Party; but I have written a

certain amount, in the "XIXth Fortnightly" &c., on "Traffic" and "Improvements." I have been in every capital in Europe except Lisbon, and have always tried to keep my eyes open. Unfortunately I have never been to America.

That is all. It does not, I fear, sound much of a record for such a job, but what I have realised perhaps more than most is the paramount need for looking years, even centuries, ahead.

Few know the troubles, the difficulties, the pitfalls, and so the costliness of big cities more than I do.

Yours, &c.,

(Sd.) J. SWINTON.

*County Hall, Spring Gardens, London, S. W.,  
February 15th, 1912.*

DEAR SIR THOMAS,

Having, yesterday, by penetrating to your room, got what I might call "to grips" with this Delhi proposal, may I put some views on paper?

Of course you understand that I am an enthusiast, out for no ulterior purpose, financial or otherwise. In all the hours which I have spent in considering the problems of London and other great centres, and the ills they suffer for want of plan and system, it never struck me that any man would ever have the chance of town-planning a capital.

Now here comes that chance, and I find that I am one of the few who are already in training for the position.

As regards the facts. I told you that if the authorities in India are themselves prepared to do the town-planning, that they feel that they have all the ideas and all the knowledge and experience required, and that all they ask for is a man, trained in Europe, who will criticise their proposals from the point of view of modern *architectural* advance, and draw out an *architectural* lay out—well—I am not the man.

But is that what is wanted? Remember that your *architectural* lay-out, such as *formal* "places", gardens, terraces, staircases, bridges, &c., have to conform to your architecture. The surroundings (framing) of every fine building should be complementary to the design of that building, and should be designed and executed with it.

If, however, I understand the duties of a town-planner, or rather city-planner, he will have to consider many other points and look much further ahead.

All these subjects should be within his purview.

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History and tradition, taking into account racial and religious preferences and prejudices.

Sanitation, water and drainage.

Capabilities of defence of Government quarter, control of mobs, &c.

Facilities of traffic and transit, and arrangements made with sufficient foresight so that no portion of a growing city can ever be congested or blocked, while there should be nothing to prevent the introduction of any new methods, from flying machines onwards.

Power of expansion provided for, so that not only can the city itself expand, but its various activities expand 'in situ'.

Parks, gardens and open spaces, facilities for all forms of recreation for all classes.

Landscape effects—wood and water—as well as architectural effects.

The placing of the people on the ground; offices, shops, dwelling houses for all classes and races; with their churches and temples, hospitals and schools, palaces, hotels and rest-houses, markets, slaughter-houses, refuse destructors, &c.

Possibilities of scientific advance to be unchecked. Wireless telegraphy, telephonic, pneumatic and other communications, electric power, heating, cooling, creature comforts, etc.

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All this quite apart from art and architecture.

Now no man could possibly be an expert in all these questions; but I imagine that a town-planner should have them all in his mind and, first of all, prepare a rough scheme—or several varying rough schemes—which the experts, archæologists, engineers, soldiers and policemen, gardeners, doctors and scientists, should be invited to criticise, if necessary.

Then would come a more finished scheme, when the architect or architects would come in to assist the town-planner, with the view of eventually taking over entirely the actual building of the city.

You will see that my idea—which may be quite wrong—is that a town-planner at first requires neither expert architectural knowledge nor assistance, though of course he must have a general appreciation of fine architectural effects, and a desire to give opportunities for them.

This letter is long enough, but, ruling myself out, you really might with advantage consult our officials here before you definitely settle on anybody. The Clerk, Sir Lawrence Gomme, the Architect, Mr. Riley, and the Chief Engineer, Mr. Fitzmaurice, have all of them been ten years or more in their present positions, and have great experience of the problems of cities. They would all be prepared to go and have a talk with you, if you asked them to come.

Yours very truly,

(Sd.) GEORGE N. SWINTON.

I hear from every side that Adshead is hopeless.

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*Lansdowne House, Berkeley Square, W., February 7th, 1912.*

MY DEAR CREWE,

I can scarcely refuse to forward the enclosed.

Swinton was on my staff in India. He is distinctly able, and has good taste.

But the Government of India has probably got plenty of competent men to advise it, here, or on the spot.

*Pray* do not trouble to answer this note: I shall see you next week.

Welcome back: I was glad to see you looking so well in spite of the cold.

Yours, &c.,

(Sd.) LANSDOWNE.

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*Carlton Club, Pall Mall, S. W.,  
February 3rd, 1912.*

MY DEAR LANSDOWNE,

George Swinton has asked me to write to you on his behalf.

He wishes to obtain the job of "town-planning" the New Delhi. "Planning" is a thing quite apart from the architect or engineers' work, though in "planning" the engineer's advice must be constantly followed, as the health of the future city naturally depends on the drainage levels, a proper fall for water, &c., &c.

As regards his qualifications, George Swinton tells me the Clerk of the London County Council, the Engineer of the L. C. C., and the Improvement Committee of the same would all say that he is one of the best qualified men in England, or possibly *the* best for such work.

He has been 11 years on the L. C. C., he has served on all its Committees, he has written very largely on traffic problems and probably understands better than any one the requisites for a city's health, beauty and convenience. Added to this he is an artist, and has imagination.

I trust I have made myself clear. The "Planner" does not design the buildings; he merely chooses the sites for them, always in conjunction with an Engineer—Here Government House; here a broad avenue; here a block of Government buildings; here the public park.

Every city in the British Empire has grown up higgledy-piggledy, without an original plan, and has in consequence been cramped, inconvenient, and architecturally a failure, owing to lack of foresight.

The appointment will, I understand, be made at once. It rests with the Viceroy and Crewe.

Would it be asking too much of you to ask whether you could at once write to Lord Hardinge and Crewe on Swinton's behalf.

Swinton will be Chairman of the L. C. C. this year. This position he would vacate, if he received the larger appointment, but time is brief.

Affectionately yours,  
(Sd.) FREDERIC HAMILTON.

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*February 16th, 1912.*

[ Private ].

MY DEAR LORD CREWE,

A great friend of mine, Mr. George Swinton, Vice-Chairman of the London County Council, tells me that there is a chance of his being selected to help in the planning of the new city of Delhi.

May I say how fit and proper a person I think him to be for such a post, and remind you how much attention he has given to such subjects for many years past.

He and I were the originators of the "Garden Road" idea which has been so largely successful at Letchworth, and as an old member of the London County Council he has had much experience in dealing with town problems of all kinds. I am sure you will forgive my worrying you in a good cause.

Yours sincerely,  
(Sd.) MONTAGU.

No. 126.

Viceroy to Lieut.-Govr. of the Punjab.

\* Telegram, No. 101, 16th February 1912, 6-25 p. m.

Your telegram of 12th.

I gave instructions a week ago that no purchases by Major Beadon were to be completed with two or three exceptions, where land is imperatively needed for commencement of temporary housing arrangements. Carlyle is away, but Major Beadon has probably been informed through Cole what those exceptions are. Although the notification holds good, we must wait a little to see what we shall want or not want; for that reason I deprecate haste in purchasing.

No. 127.

Extract from a private telegram from His Majesty's Secy. of State for India to His Excellency the Viceroy, dated the 16th February 1912.

\* \* \* and also to make early arrangements about such contents of Government House, Calcutta, as may be desired subsequently to remove to Delhi.

No. 128.

\* Lieut.-Govr., Punjab, to Viceroy.

Telegram, 17th February 1912.

Your telegram of the 16th February. I entirely concur in Your Excellency's views, and have all along deprecated the haste in acquisition proceedings at Delhi.

No. 129.

Private Secy. to Lieut.-Govr., United Provinces, to Private Secy. to Viceroy.

Telegram, Lucknow, 17th February 1912.

Mr. and Mrs. Lanchester have been asked to lunch and Garden party.

No. 130.

Secretary of State to Viceroy. (Finance Dept.)

Telegram, 20th February 1912, 10-25 p. m. (Recd. 21st, 9 a. m.)

Your telegram, dated 8th February, and your telegram, dated 15th February. Motor cars, Delhi. Are no suitable cars available from those purchased by your Government for Durbar? If not, I sanction your proposals. Cars should be available for officers only while temporary duty lasts. Condition proposed in your letter, dated 18th January, may be applied provisionally in this instance, pending my decision regarding them.

No. 131.

FROM MAJOR H. C. BEADON, Deputy Commr., Delhi, to LIEUT.-COLONEL  
C. M. DALLAS, c. s. i., Commr. & Supdt., Delhi Division.

*Delhi, February 20th, 1912.*

No. 5,

SIR,

In continuation of my letter No. 35, dated the 1st February 1912, I beg to report that I shall have a full establishment for land acquisition work when you send me the three Naib Tahsildars, concerning whom you have written to me. Two Extra Assistant Commissioners, Lala Daswandhi Ram and M. Mahbub Alam, have taken over their duties.

2. I am now doing nothing but compile files of acquisition and not making any awards for bungalows or lands, as I am precluded from making any final purchases in view of the telegram addressed to you by His Excellency the Viceroy on February 5th, 1912. Until that order is cancelled, no progress in bungalow or land acquisition can be made.

3. Assuming that orders will come before long that certain lands are to be acquired, I should be glad of definite orders as to whom I am to hand them over. I presume that any area bought in the Civil Lines is to be delivered to Colonel Cole as the Public Works Department representative. When village land is bought, to what representative of the Government is it to be handed over for administration? These are matters which require early settlement.

I have, &c.,

(Sd.) J. O'NEIL SHAW,  
for *Deputy Commissioner*.

Deputy Commissioner's Office, No. 257, dated Delhi, the 20th February 1912.

Copy of the foregoing forwarded to the Home Secretary to the Government of India, Calcutta, in continuation of this office endorsement No. 156, dated 1st February 1912.

(Sd.) J. O'NEIL SHAW,  
for *Deputy Commissioner*.

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Send copy of Major Beadon's letter of the 20th instant to Private Secretary to Viceroy at once.

Mr. deMontmorency should keep copies of all such letters.

H. WHEELER, —27-2-12.

H., —28-2-12.

No. 132.

FROM BABU A. N. CHATTERJEE, Secretary and Managing Agent, Sramajibi Samavaya,  
Ltd. (to Private Secy. to Viceroy.)

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*Calcutta, February 20th, 1912.*

SIR,

Your letter of the 7th instant was most thankfully received, and we regret that by acting upon misinformation we had applied for free gift of land at the proposed new Capital at Delhi.

We shall be highly obliged if you kindly let us know the terms on which you are allotting lands to respectable business firms at Delhi and plans of sites of such lands, on receipt of which we shall be pleased to apply for lands for our purpose.

Praying for an early compliance,

Yours faithfully,

(Sd.) A. N. CHATTERJEE.

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No. 132a.

FROM MESSRS. JOHN ROBERTS & Co., Limited (to Private Secy.).

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*Bombay, February 21st, 1912.*

SIR,

We trust you will excuse us approaching you with a view to finding out in whose hands the matter of furnishing and fitting up the new Government offices at Delhi will be, as we are anxious to be allowed to submit estimates for any work of this nature which may be required.

We are, &c.,

(Sd.) ROBERT ANDERSON.

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No. 133.

FROM H. V. LANCHESTER, Esq., F. R. I. B. A. (to Private Secretary).

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*February 22nd, 1912.*

DEAR SIR,

It has occurred to me that the enclosed extracts from my interim report on Lashkar (Gwalior) might be of interest to Lord Hardinge and yourself. Please excuse the hurried way in which they have been copied out.

Yours sincerely,

(Sd.) H. V. LANCHESTER.



[ ENCLOSURE TO THE FOREGOING LETTER. ]

## CITY OF LASHKAR.

## PRELIMINARY REPORT ON IMPROVEMENTS.

*Commerce and Traffic.*

In making a general inspection of the city it is obvious that many of the streets are of inadequate width, and that the traffic between the various quarters is hampered and delayed owing to their narrow and tortuous character. The apparent remedy would be the immediate widening of the narrower bazaars, but this I do not recommend for the following reasons:—

- 1st.—It would involve considerable destruction of fairly good buildings.
- 2nd.—It would unnecessarily disturb business.
- 3rd.—It would not remove unsuitable traffic from those streets.
- 4th.—It would tend to destroy the characteristic picturesque quality of the city.

While admitting that it will eventually be necessary to widen the bazaars at many points, I propose that the first step should be the formation of new traffic routes through areas mainly covered with inferior and insanitary buildings. These can be obtained at less than a quarter the cost (per foot super) of those fronting into the bazaars and the ground will be of equal value for lines of communication between one part of the city and another.

If this is done, new and progressive businesses will naturally take up positions on the new routes, and there will be less difficulty in displacing those to be removed from the existing bazaars, as good sites close at hand will be available for them.

The new routes will be suitable for heavy and for agricultural traffic leaving to the older bazaars merely their own local traffic and that connected with retail trade. If in the future it is decided that tramway should be laid down, these new routes will be the more suitable for the purpose, as they open up every important district of the city.

*Neglected and insanitary Areas.*

While the proposed traffic routes will effect clearances of undesirable buildings, there remain many other areas not affected by these in which a large number of *kutchas* houses could be cleared away and replaced by gardens surrounded by fewer houses of better quality to be built as the demand for them arose.

Many of these *kutchas* houses are in a ruinous state and only partially occupied, so that much might be done at a small cost in providing accommodation superior to that destroyed.

The banks of the nullas might be improved by removal of some of the inferior buildings that encroach on them, and the substitution of strips of terracing which might be planted or cultivated (see Sanitation).

*Architectural Character.*

The highly interesting quality of the street architecture of Lashkar is more easily appreciated by a comparative stranger than by one more familiar with it. The picturesque character of the streets and the harmony between scale and detail in the buildings will dictate to the architect the utmost cautions in interfering with so complete an expression of national temperament and requirements.

To force European ideals on those possessing such well-defined artistic traditions of their own would be an error of judgment, and it is therefore desirable that every necessary improvement should maintain the general character of the city. While new streets will inevitably be straighter and wider than the old, they should neither be absolutely straight nor excessively wide. Where more air is needed it is better secured by the provision of a garden or open space than by a very wide road.

At certain points a spaciousness in the laying out will fulfil the instructive demand for an impression of importance and dignity, and at numerous other points open gardens would break the monotony of a continuous street line.

#### *Building Regulations.*

In order to maintain a good appearance in the main bazaars, it should be enacted that premises in such positions should be occupied for business and residential purposes only, and not as stores and sheds, which detract from the character of the street.

The regulations as to future buildings will prescribe the architectural treatment of the facade, the method of construction, and the proportion of the site to be left unbuilt on, which would vary according to the position and character of the site.

#### *Sanitation.*

I have made enquiry into the amount of water available for the city and have come to the conclusion that it would not be adequate for a general system of sewers. Such a system, if not accompanied by a liberal use of water for flushing, would be more dangerous to health than the removal of excremental and other refuse in a dry state, provided such removal were regularly and diligently carried on. Moreover the general habits of the people cannot be rapidly modified, and a system not understood would not be a practical success. A limited sewerage scheme might be adopted for the principal buildings, but for the town generally there should be an organised service for the removal of refuse to suitable places. The heaps in the nullas should be cleared away and further deposits prohibited.

Positions on the river banks might be found for washing places, having an adequate water-supply, and divided for ablutions, laundry purposes, &c., where the poorer classes can carry out these duties in the manner to which they are accustomed, but under proper supervision.

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No. 134.

FROM MESSRS. RANKEN & Co. and HAMILTON & Co., (to Private Secy. to Viceroy).

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*Calcutta, February 22nd, 1912.*

DEAR SIR,

Referring to your letter of the 25th December 1911 to Messrs. Ranken & Co., we now understand that temporary buildings are being erected at Delhi for the accommodation of Government pending the planning and settling of final details for the new city.

We venture to ask if Government could grant us a central site in the temporary city on which to erect *kutchas* buildings to enable us to carry on our businesses in Delhi until the time is ripe for us to make arrangements for permanent establishments in the new city.

For our businesses this would be a great convenience, but there is also a certain amount of sentiment in our request, as our firms have been honoured with the patronage of the Government of India for over a century, and we would like to be associated with the new Imperial Delhi from the beginning.

We should be exceedingly obliged if you would very kindly place this our application before His Excellency for his gracious consideration and orders.

We are,  
(Sd.) RANKEN & Co.  
(Sd.) HAMILTON & Co.

No. 135.

Private Secy. to Viceroy to Supdt., P. & O., Bombay.

Telegram, No. 108, 23rd February 1912.

Please communicate following message from Viceroy to Lanchester, the Architect, who, I understand, sails by tomorrow's mail and kindly inform me if message has been delivered.

*Begins.* Would you be disposed to act with Adshead and Brodie in preparing a scheme if the India Office agree? *Ends.*

No. 136.

Viceroy to Mr. H. V. Lanchester Esq., C/o Private Secy. to Maharaja of Gwalior.

Telegram, 23rd February 1912.

Would you be disposed to act with Adshead and Brodie in preparing a joint scheme if the India Office agrees.

No. 137.

# MEMORANDUM.

By direction of His Excellency the Viceroy the attached papers are forwarded to Hon'ble Members for information, His Excellency wishes to mention the matter in Council.

J. H. DuBOULAY,  
*Private Secretary to Viceroy.*

CALCUTTA, }

23rd February 1912. }

[ENCLOSURE TO NO. 137.]

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FROM SIR RICHMOND RITCHIE, K. C. B., Under Secretary of State for India.

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*India Office, Whitehall, S. W.,  
February 2nd, 1912.*

[ Private. ]

DEAR LORD HARDINGE,

I enclose a note by Holderness, who has done the interviewing of the Delhi Town-planning candidates, which it may be well you should have without delay, even though the matter may be settled before it arrives. Brodie sounds a good sensible man of a practical type, and it seems to me his suggestion, that it would be worth the money to get in Lanchester, as a supplementary adviser, if Adshead or some one else is appointed, is worth considering. I gather the engineer and the architect are apt on these occasions to take opposite views; and with two architects, the dogmas of one can be checked by the criticism of the other; though of course, if they both agree, it is more difficult for the outside authority to have his way. .

I will tell Lord Crewe as early as possible next week how the matter stands; and he will no doubt telegraph his views.

Yours very truly,

(Sd.) RICHMOND RITCHIE.

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[ Private. ]

*Town-planning Expert for Delhi.*

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Mr. S. D. Adshead is the Principal of the School of Civic Design University of Liverpool. This school is an experiment. It owes its existence to the liberality of Messrs. Lever, the soap manufacturers who have built the artizan town "Port Sunlight" for their workmen. They have undertaken to maintain the school for three years, in the hope that it may assist the efforts which local authorities are making to improve the great industrial towns.

Mr. Adshead was, I believe, brought up in Manchester and became an architect there. He then went to London. I doubt whether he had much practice. But he took up the study of town-planning, and became sufficiently known to be selected for the headship of the Liverpool School of Civic Design. His age is probably between 35 and 40. He has been at the school about two years. The school is well attended and is the only one of the kind in

this country. Mr. Murphy, the Executive Engineer, whom the Bombay Government have deputed to England for special training in city survey and land valuation, thinks highly of Mr. Adshead's teaching and of his wide knowledge. The Local Government Board (I refer especially to their Housing and Town-planning Department) seem to think him the one architect in England who has made town-planning a systematic study, and as competent as any member of the profession to advise on the laying out of the new capital.

On the other hand, Mr. Leonard Stokes, the President of the Royal Institute of British Architects, in the course of a frank and confidential talk with me, was not enthusiastic about him,\* regarding him as a man of the "provincial type", of theory rather than of practice, and as utilising his professorial post to advertise himself. Probably this represents the general opinion of architects in big London practice. On the other hand, the study of town-planning is as yet scarcely recognised as a separate branch of the profession, and may be underrated.

Mr. J. A. Brodie, City Engineer, Liverpool, told me that he was partly responsible for Mr. Adshead's appointment to the Civic Design School, and said that "on the whole Adshead was a fair success"; that Adshead had suggested some schemes which local opinion had pronounced "silly"; but that he (Brodie) had viewed them more favourably. He said that Adshead had not been concerned with any very large undertaking, but that he seemed to have a fair and increasing amount of practice upon rebuilding and land-development schemes. Mr. Brodie incidentally remarked that "Adshead had not a convincing manner", a remark which was on the lines of Mr. Leonard Stokes's note of caution.

The next day I had a long talk with Mr. Adshead, to whom I brought a letter of introduction. I asked him generally his views as to how the Government of India ought to proceed in the preliminary steps of laying out a town, and in course of conversation gathered that he agreed that a town-planning architect and a sanitary engineer together could furnish a good report. He was keen to be considered as a candidate. I told him that there were several names already under the Government of India's consideration, and suggested that he should apply in writing and mention his terms. I expect to hear in a day or two.

The "provincial note" and the "not convincing manner" were sufficiently obvious. At the same time they are not actively displeasing. They raise a doubt whether he is a quite big enough man for the job. It occurred to me that, if the Government of India should decide to take him, they might also engage Mr. H. V. Lanchester, who has just gone out to Gwalior, as a second expert for a month or six weeks. There will be no difficulty in getting Adshead for a full six months at a moderate figure. His school closes in the middle of March and does not reopen till October. His private practice is not very large; anyhow he is evidently quite open to a six months' engagement.

Mr. Lanchester is in big private practice. His fee for six months is bound to be a heavy one; and he might not be able to give six months to India.

My suggestion might prove unacceptable to him. He might not agree to advise in association with two other men (a town-planning architect and an engineer) who would be responsible for the ultimate report; or he might undertake to give a separate independent report. But it would be easy to find out from him in India what he thought of the suggestion.

*2nd February 1912.*

T. W. HOLDERNESS.

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\* See also attached copies of two letters from him; also Nos. 42, 46, 53, 80, 81, 91, 101, 104.

No. 138.

To BABU A. N. CHATTERJEE, Secretary and Managing Agent, Sramajibi Samavaya, Ltd.

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*Govt. House, Calcutta, February 23rd, 1912.*

DEAR SIR,

In reply to your letter of the 20th February, I write to say that nothing has yet been settled in regard to the terms upon which Government will allot land to respectable business firms at Delhi.

Yours faithfully,

(Sd.) J. H. DuBOULAY.

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No. 139.

To THE HON'BLE MR. W. B. GORDON, C. I. E., Secretary to the Government of India, Public Works Department.

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*Govt. House, Calcutta, February 23rd/24th, 1912.*

MY DEAR GORDON,

I send herewith a joint letter from Messrs. Ranken & Co. and Hamilton & Co. for disposal in the Public Works Department. They wrote some time ago and asked that a site might be allotted to them at Delhi for new premises, and the Viceroy promised that their wishes would be met—that was referring to permanent premises in the permanent city. They now ask that they may have a site for temporary premises in the temporary city. The Viceroy thinks that this could be done without difficulty and would like it to be done, if possible.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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[ ENCLOSURE. ]

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Letter, in original, from Messrs. Ranken & Co. and Hamilton & Co., dated the 22nd February 1912, asking for grant of a site in temporary city.

No. 140.

To—{ MESSRS. RANKEN & Co.  
MESSRS. HAMILTON & Co.*Govt. House, Calcutta, February 23rd/24th, 1912.*

DEAR SIR,

I write to say that the Viceroy has ordered your letter of the 22nd February, regarding the possibility of granting you a site in the temporary city of Delhi for kutchha business premises, to be transferred to the Public Works Department. He will be glad to meet your wishes if it can be conveniently arranged.

Yours faithfully,  
(Sd.) J. H. DuBOULAY.

No. 141.

Mr. H. V. Lanchester to Viceroy.

Telegram, 24th February 1912.

Yes, prepared to act as suggested.

No. 142.

To H. HAMPTON, Esq.

*Govt. House, Calcutta, February 24th, 1912.*

DEAR SIR,

In reply to your letter of the 2nd February to the address of the Viceroy in regard to the proposed statues of Their Majesties the King and Queen at Delhi, he has asked me to write and tell you that the question of the selection of a sculptor for these statues will have to be decided by Their Majesties themselves.

I am, &c.,  
(Sd.) J. H. DuBOULAY.

No. 143.

FROM MESSRS. GARRARD &amp; Co., Ltd.

*Calcutta, February 24th, 1912.*

SIR,

In continuation of our letter of the 2nd and in response to your esteemed favour of the 7th instant, we have noted the consideration of Government in the town-planning scheme, and wish when this matter is in hand that you will

allow us facilities to acquire a site in contiguity with the Calcutta tradesmen, and in this matter we respectfully urge that, if this principle was acted on, the result would be a mart that would include the foremost trade houses and be a decided convenience to those stationed in Delhi.

Thanking you for your letter,

We have, &c.,  
(Sd.) Pp. GARRARD & Co.,  
G. A. ANTHONY.

No. 144.

FROM H. V. LANCHESTER, Esq., F. R. I. B. A.

*Bombay, February 24th, 1912.*

SIR,

In confirmation of my reply to Your Excellency's telegram today, if it is considered desirable, I am willing to act in conjunction with Messrs. Adshead and Brodie in the matter of Delhi. The first named has worked on my own lines in the question of town planning, so that I could have no objection to accepting him as a colleague if such an appointment were made.

Your obedient servant,  
(Sd.) H. V. LANCHESTER.

No. 145.

Viceroy to Secretary of State.

\* Telegram, No. 38, 25th February 1912, 4-35 p. m.

*Private.* New Delhi. Ritchie's letter of February 2nd and your telegram of February 7th.

I have seen Lanchester, who would be quite willing to work with Adshead and Brodie in preparing a joint scheme. His fee would be the same as he is receiving from the Maharaja of Gwalior, *i. e.*, £1,000 if the scheme is accepted, £500 if it is rejected.

I should like to know if Liverpool Corporation have agreed to allow Brodie to come to India, and if you have consulted him as to expediency of engaging Adshead as suggested in last sentence of your telegram of February 7th.

Lanchester claims to be town-planner and examines Adshead's pupils.



No. 146.

To H. V. LANCHESTER, Esq., F. R. I. B. A., 47, Bedford Square, London, W. C.

*Govt. House, Calcutta, February 26th, 1912.*

DEAR MR. LANCHESTER,

A line to thank you very much for your letter of the 22nd, which, together with its enclosures, I laid before the Viceroy.

I was glad to get your answer to my telegram. I tried in several directions before I found you.

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

No. 147.

To G. F. DEMONTMORENCY, Esq.

*Govt. House, Calcutta, February 26th, 1912.*

DEAR DEMONTMORENCY,

I send copies of correspondence\* I have had with Mr. Latifi for record in your office.

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

[ENCLOSURES.]

1. Printed copy of a letter from Mr. A. Latifi to the Private Secretary to the Viceroy, dated the 27th December 1911.

2. Printed copy of a letter from the Private Secretary to the Viceroy to Mr. A. Latifi, dated the 9th January 1912.

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\* Asking for employment in connection with the creation of a new Capital in Delhi.

No. 147a.

To MESSRS. JOHN ROBERTS &amp; Co., Limited, Bombay.

*Govt. House, Calcutta, February 26th, 1912.*

GENTLEMEN,

In reply to your letter of the 21st instant, regarding the furnishing and fitting up the new Government offices at Delhi, I write to say that I do not think the matter has been considered, but presumably it will eventually be dealt with by the Public Works Department.

Yours truly,  
(Sd.) J. H. DuBOULAY.

No. 148.

To MAJOR-GENL. HIS HIGHNESS MAHARAJA SCINDIA OF GWALIOR.

*Govt. House, Calcutta, February 26th, 1912.*

MY DEAR MAHARAJA,

I have not forgotten that I spoke to Your Highness on the subject of perpetuating the memory of the great Durbar by facsimiles of the Royal *Shamiana* and Pavilion in marble and by converting the Amphitheatre into a garden, and I have even had estimates made. I have thought that it would be better however to do nothing in a hurry, but to wait and see upon what site the experts who are coming from England will decide to build the new town of Delhi, before coming to an actual decision. It might be that in the new Delhi we might be able to find a suitable place for the Durbars of the future to be held, and it would in that case be a mistake to have memorial buildings elsewhere, although the place where previous Durbars have been held will always be invested with great historic interest. Consequently I am not moving in the matter at present, but should I require your assistance and advice later on, I will not fail to apply to Your Highness, as I know that I may rely upon you.

I was glad to see Mr. Lanchester at Lucknow, who told me that he was making plans for the improvement of Lashkar. I am always so glad to hear of the remodelling of Indian towns on improved and sanitary lines. Your Highness' State will reap the benefit later of your wise action. I hope to employ Mr. Lanchester on the new Delhi.

Believe me,

MY DEAR MAHARAJA,

Ever Your Highness' sincere friend,  
(Sd.) HARDINGE OF PENSHURST.

No. 149.

To MESSRS. GARRARD &amp; Co., Ltd.

*Govt. House, Calcutta, February 27th, 1912.*

DEAR SIRs,

In reply to your letter of the 24th instant, I write to say that I have forwarded your request for acquiring a site in Imperial Delhi to the Home Department for registration with other applications.

Yours faithfully,  
(Sd.) J. H. DuBOULAY.

No. 150.

TO THE HON'BLE MR. H. WHEELER, C. I. S., Offg. Secy. to the Govt. of India,  
Home Dept.

*Govt. House, Calcutta, February 27th, 1912.*

MY DEAR WHEELER,

I am desired to send you copies of enclosed correspondence\* with Garrard & Co., and to ask that you will register their application.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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\* Letter from Messrs. Garrard & Co., dated 2nd February 1912.

Letter to Messrs. Garrard & Co., dated 7th February 1912.

Letter from Messrs. Garrard & Co., dated 24th February 1912.

Letter to Messrs. Garrard Co., dated 27th February 1912.

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No. 151.

Secretary of State to Viceroy.

P \* Telegram, 28th February 1912. (Recd. 29th, 6 a. m.)

*Private.* New Delhi. Your private telegram of the 25th instant. Brodie has been lent by the Liverpool Corporation for five months. He can probably sail end of March. Will that suit? Fee not yet settled. He asks 2,000 guineas besides expenses and Municipality salary.

Brodie does not think much of Adshead and confirms my conclusion that he is not good enough for such responsible work.

I can obtain Lutyens for same period as Brodie for fees not exceeding £1,500 and expenses. On the whole I recommend you to take him in preference to Lanchester or Adshead. Please let me know as soon as possible whether I should definitely engage him. It is clearly understood by him that this engagement involves no undertaking by us to employ him on actual erection of buildings.

Papers from me about Captain Swinton will reach you this week. Further enquiry makes me think that his appointment as third adviser or non-professional Chairman would be helpful. Brodie has no objection, but favours idea. Cost would not be great of adding Swinton.

No. 152.

TO H. V. LANCHESTER, Esq., F. R. I. B. A., Passenger by P. & O. S. S. *Macedonia*, Bombay.

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*Govt. House, Calcutta, February 28th, 1912.*

DEAR SIR,

I am desired to acknowledge with thanks the receipt of your letter of the 24th February, in which you say that, if considered desirable, you would be willing to act with Messrs. Adshead and Brodie in the matter of laying out the New Delhi.

Yours truly,

(Sd.) J. H. DuBOULAY.

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No. 153.

FROM THE HON'BLE MR. H. WHEELER, C. I. B., Offg. Secy. to the Govt. of India,  
Home Dept.

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*Calcutta, February 28th, 1912.*

DEAR DuBOULAY,

This is one of the cases which I desired to take to His Excellency today, but was prevented from doing so by Council.

You will see that His Excellency verbally requested deMontmorency to look into the question of the legislation which would be required if the area round Delhi were taken under any special form of administration. deMontmorency has written a note, and the point about which we are now in some doubt is as to the manner in which this should be treated. deMontmorency is working under His Excellency's direct orders, and the arrangements connected with new Delhi are also in His Excellency's hands. Should a note like this be submitted by deMontmorency to His Excellency direct, or should it be dealt with in the Home Department according to the usual routine, being submitted to His Excellency with an expression of the Hon'ble Member's views? In the present case, for instance, it would be necessary to consult the Legislative Department.

de Montmorency would have taken up the case personally next Saturday, but he tells me that he may possibly be away on that date.

Yours sincerely,

(Sd.) H. WHEELER.

# NOTE ON ABOVE.

HIS EXCELLENCY,—

It seems to me that matters of such great technicality and importance ought to be dealt with departmentally.

The decisions arrived at will have inevitably to come before Council at some stage or other; thus no legislation can be undertaken without consulting the Council.

The help of the Home Department will constantly have to be requisitioned; and unless they are kept fully informed of what is going on, they will be at a disadvantage.

I would suggest—

- (1) That Mr. deMontmorency's records and correspondence should be kept separately, but available for reference in the Home Department.
- (2) That when Your Excellency calls upon him directly for an important note like this, it should be submitted direct in duplicate.

Then one copy could be printed up and orders passed on the other. In the present case the order should, I think, be that the case should be dealt with departmentally.

J. H. DuB.,—28-2-12.

I agree. Please say so. But I have seen similar correspondence on an Education and Legislative Department file. All these questions must be co-ordinated and be on a Home Department file. It all wants putting into order and the Home Department must be in charge, with Montmorency to control that section of the work.

H.,—28-2-12.

No. 154.

FROM MANAGER, JOHN ROBERTS & Co. Ltd. (to Private Secy.)

*Bombay, February 28th, 1912.*

SIR,

We beg to acknowledge receipt of your kind favour of the 26th instant, and to thank you for the information contained therein.

We are, &c.,

(Sd.) F. J. COWDEROY.

## No. 155.

Extract from a letter from His Excellency the Viceroy, to Sir Valentine Chirol, *Kt.*, dated the 28th February 1912.

Thank you very much for sending me a further letter from Mr. Barratt on the subject of town-planning. It interested me very much. The question of the town-planner is not yet settled; some names have been knocked out, but that of Lutyens still remains. My fear about him is that he is more of a country-house architect and has no experience of anything big. Of course as a matter of fact it is very difficult to find scope in England for any big plan. I have got a first-rate sanitary engineer in a certain Mr. Brodie from Liverpool. Of his qualifications there appears to be no doubt. The whole thing is most difficult for me to settle from here, and I feel that I must leave the matter a great deal in the hands of Crewe. Once the site has been selected, I cannot help feeling that I have plenty of ideas of my own of how the town should be laid out, and these views I shall try to get put into shape.

As a matter of fact, I don't quite agree with Mr. Barratt in thinking that the style of architecture of the new city should be either Plain Classic or Renaissance. Renaissance would seem to me to be entirely out of place in the neighbourhood of Delhi, while the Plain Classic style, though good, wants a touch of Orientalism to make it effective in such a neighbourhood. I am quite certain that we shall be very much criticised by Indian public opinion, unless there is a distinct Oriental touch about the architecture of the new town. When I was in Lucknow a week ago, I saw some very fine new buildings by Swinton Jacob, *viz.*, the Canning College and the new Medical College, and several Natives told me that they were extremely pleased with these buildings owing to their Oriental architecture, which I must say was extraordinarily good. Questions have already been asked in my Council as to whether Indian architects will not be employed to prepare architectural designs for the Government buildings. All these facts impress me with the absolute necessity of maintaining an Oriental touch in the architecture of new Delhi.

I am going up to Delhi next Wednesday for three days to have a look round and to supervise the temporary arrangements to be made for the Government offices during next cold weather.

## No. 156.

TO THE HON'BLE MR. H. WHEELER, C. I. E., Offg. Secy. to the Govt. of India,  
Home Dept.

*Govt. House, Calcutta, February 29th, 1912.*

MY DEAR WHEELER,

I return this file which you sent me with your demi-official letter of yesterday. His Excellency would like this and other cases of similar technicality and importance to be dealt with departmentally. If you are ever in doubt about a case, you can readily ascertain His Excellency's wishes.

2. When deMontmorency, either of his own motion or at the direct request of the Viceroy, draws up notes or reports like this, copies should be sent to me in duplicate, for His Excellency's information, with a note stating whether the Department is dealing with them.

3. The Viceroy wishes the Home Department to collect, gather up and be responsible for all threads in connection with new Delhi, and would be glad if you would arrange accordingly with other departments.

For example, there have been notes in the Education Department regarding town-planning.

Those notes should be on a Home Department file in order that all questions connected with new Delhi may be co-ordinated in one department; will you kindly, with the Member's permission, arrange accordingly with other departments?

DeMontmorency will control the new Delhi section of Home Department work, and will of course have access to all files, while the Home Department should have access to his papers.

Small doubts may arise as to how particular matters should be disposed of and may have to be referred for orders, but the Home Department should be responsible that all works smoothly and in due co-ordination.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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No. 157.

FROM MAJOR-GENERAL HIS HIGHNESS THE MAHARAJA SCINDIA OF  
GWALIOR.

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*Gwalior, March 2nd, 1912.*

MY DEAR FRIEND,

I thank Your Excellency very much for your very kind letter of February the 26th.

By this mail I have received a letter from Major Wigram which I enclose for your kind perusal. Will Your Excellency be so kind as to instruct me what I should do in the matter? As far as I am concerned Your Excellency will recollect that I had left the whole matter in your hands.

Pray accept my heartfelt thanks for your kind invitation to Simla during the coming summer. Please give my best compliments to Her Excellency.

Yours always,  
(Sd). M. SCINDIA.

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[ ENCLOSURE TO THE ABOVE LETTER. ]

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FROM MAJOR C. WIGRAM, c.s.i., m.v.o., Asst. Private Secy. to His Majesty the King-Emperor, to MAJOR-GENERAL HIS HIGHNESS THE MAHARAJA SCINDIA OF GWALIOR.

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*Buckingham Palace, February 14th, 1912.*

MY DEAR MAHARAJA,

The King thinks that it would be as well if you enlisted the good offices of Sir Walter Lawrence with reference to the statue of His Majesty, which you so generously propose to give to the new Imperial City.

Sir Walter Lawrence, as you know, has great experience in these matters, and has already acted in this capacity with regard to statues of Their Majesties for the Victoria Memorial Hall, Calcutta.

Sir Walter Lawrence knows so well exactly what the King prefers, and I am sure would be of immense assistance to you in selecting a sculptor and in other details. I know that Sir Walter will do anything for you if you will write to him.

Yours sincerely,  
(Sd.) CLIVE WIGRAM.

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No. 158.

Viceroy to Secretary of State.

P \* Telegram, No. 50, 3rd March 1912., 5-30 p. m.

*Private.* New Delhi. Your private telegram of February 28th. We gladly accept your advice and will be grateful if you will engage Lutyens on terms suggested by you for the same period as Brodie. Please settle Brodie's fee as best you can. As the climate of Delhi becomes hot in May, both Brodie and Lutyens should leave England at end of March. I will have the contour and other maps ready by the time of their arrival.

We think it would be a good thing to employ Lanchester also as a consulting expert, but he need only be here for a month from the middle of June to the middle of July. Do you agree, and would Brodie or Lutyens object?

I have today received the papers sent by you relating to Captain Swinton. His appointment, in our opinion, would be a valuable addition, and, if you could secure his services, letting me know the cost involved, we would be glad.



No. 159.

To MAJOR WALTER MERRETT, v.D., 1st London Brigade, R. F. A., T. F.

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*Govt. House, Calcutta, March 5th, 1912.*

SIR,

In reply to your letter of the 8th ultimo, which I laid before His Excellency the Viceroy, I am directed to inform you that the question of the selection of a design for the proposed statue of His Majesty the King-Emperor at Delhi will have to be decided by His Majesty himself.

Yours faithfully,

(Sd.) J. H. DuBOULAY.  

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No. 160.

FROM THE HON'BLE MR. W. J. BRADSHAW, Managing Director, Messrs. Walter, Locke & Co. Ltd. (to Private Secy.)

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*Calcutta, March 5th, 1912.*

DEAR SIR,

I understand it is His Excellency's desire that leading firms in Calcutta should open up establishments in the new Imperial City of Delhi; and although it must be some years before the new city is designed and built, it is essential that a start should be made next cold weather.

We are desirous of opening there, if we can obtain sanction for a place near to the temporary Head-quarters of Government pending the making and building of the new Delhi.

The accommodation at Cashmere Gate is too far away and too small, and as I understand some firms have already sent in their application, I shall feel grateful if you would lay our application before His Excellency.

Thanking you in anticipation,

I am sir, Yours faithfully,

(Sd.) W. J. BRADSHAW.

No. 161.

TO THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Government of India, Public Works Department.

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*Govt. House, Calcutta, March 7th, 1912.*

DEAR GORDON,

Here is another application for accommodation for a commercial firm at the temporary head-quarters of Government at Delhi. I have told them that I have passed it on to the Public Works Department for consideration and disposal.

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

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[ ENCLOSURE. ]

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An application from the Director, Walter Locke & Co. Ltd., Calcutta, dated 5th March 1912, asking for accommodation for his firm at Delhi.

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No. 162.

TO THE DIRECTOR, WALTER LOCKE & Co., Ltd.

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*Govt House, Calcutta, March 7th, 1912.*

DEAR SIR,

I have passed on your application for a site at Delhi to the Public Works Department who are dealing with applications for temporary quarters at the temporary head-quarters of Government.

Yours faithfully,  
(Sd.) J. H. DuBOULAY.

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No. 163.

Secretary of State to Viceroy.

P \* Telegram, 8th March 1912, 2-10 p. m. (Recd. 9th, 5 a. m.)

*Private.* New Delhi. Your private telegram of the 3rd instant. I have secured Lutyens and Swinton. They will leave with Brodie for India by mail of 29th March. I agree as to Lanchester, Lutyens' assenting. After Council on Tuesday next I will telegraph again. Meantime no announcement about the appointments should be made.

No. 164.

TO THE HON'BLE MR. WHEELER, C. I. E., Offg. Secy. to the Govt. of India,  
Home Dept.

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*Govt. House, Calcutta, March 8th, 1912.*

MY DEAR WHEELER,

I am desired to send for record in Home Department 6 copies of the accompanying pamphlet on the transfer of the capital to Delhi.

Yours sincerely,  
(Sd.) J. H. DUBOULAY.

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No. 165.

FROM THE HON'BLE MR. H. WHEELER, C. I. E., Offg. Secy. to the Govt. of India,  
Home Dept.

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*Calcutta, March 8th, 1912.*

DEAR DUBOULAY,

I have received with thanks six copies of the confidential pamphlet containing papers relative to the move of the capital to Delhi for record in the Home Department.

Yours sincerely,  
(Sd.) H. WHEELER.

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No. 166.

Extract from a letter from His Majesty the King-Emperor to His Excellency the Viceroy,  
dated the 8th March 1912.

With regard to the site at Delhi, there is no doubt much criticism here exists, but you are in no way committed to any one in particular and do understand that even if it were necessary to remove the two stones laid by the Queen and myself, you are quite at liberty to do so, supposing their present position is not suitable to your plans. For you must remember that your name will be for ever identified as the founder of the new Delhi, therefore the site you select now must be the *right one* from every point of view.

No. 167.

To COLONEL HIS HIGHNESS THE MAHARAJA SCINDIA OF GWALIOR.

*March 11th, 1912.*

MY DEAR FRIEND,

I must apologise for not having answered earlier Your Highness's letter of the 2nd instant, but I have been very busy at Calcutta, and at the present moment I am in Delhi, but return tonight to Calcutta.

As regards Major Wigram's letter to Your Highness, I propose, with your approval, to write myself to Sir Walter Lawrence about the statue of the King that Your Highness proposes to give to the new Imperial City, and I will arrange all details with him and let you know the result. Would you kindly send me a telegram to let me know whether you approve of my taking this course?

In that case I would ask the Maharaja of Bikaner to allow me to make an arrangement with the same sculptor for the statue of the Queen that His Highness proposes to give, so that the two statues shall form a suitable and similar pair.

I hope that you are well and happy. I find the climate of Delhi a great improvement on that of Calcutta.

Ever yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 168.

FROM LIEUT.-COL. H. W. G. COLE.

*Delhi, March 11th, 1912.*

DEAR SIR JAMES,

The owner of the house, which it is proposed you should occupy, has just sent me only plan he possesses and asked me to return it.

Would you kindly send it back to me as soon as you have done with it? I will get a proper plan made, and I am recommending that the house should be purchased, as the rent he wants is Rs. 250 per mensem.

Yours sincerely,

(Sd.) H. W. G. COLE.

No. 169.

Secretary of State to Viceroy. (P. W. Dept.)

Telegram, 12th March 1912, 5-10 p. m. (Recd. 13th, 6 a. m.)

Town-planning, new Delhi. Brodie's fee has been fixed at 1,750 guineas for 5 months' engagement. Lutyens agrees to similar term for fee 1,500 guineas. He and Brodie leave for India by last mail this month. Swinton accepts fee 500 guineas for similar term—fee in each case exclusive of passage, railway fare and daily subsistence allowance. I agree to your engaging Lanchester as additional consulting expert for one month. Please settle fee with him.

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 No. 170.

To LIEUT.-COLONEL C. M. DALLAS, Commissioner, Delhi Division.

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*Govt. House, Calcutta, March 12th, 1912.*

DEAR DALLAS,

Kindly refer to the Viceroy's clear the line telegram No. 80, dated 5th February 1912, giving instructions that no purchase of houses or land should be completed at Delhi.

Those instructions may now be cancelled on the understanding that all orders for the completion of purchases of houses and land received from the Home Department after this date may be complied with.

Please inform Major Beadon accordingly.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

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 [Copy sent to Home and P. W. Depts.]

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 No. 171.

Viceroy to Secretary of State.

P \* Telegram, 13th March 1912. (Despd. from Foreign Dept.)

*Foreign. Secret.* Russian Vice-Consul, Bombay. Please refer to your telegram, dated the 5th instant. I am considering the general question of Foreign Consuls residing at Delhi and will shortly communicate our views for orders.

No. 172.

Viceroy to Secretary of State.

Telegram, No. 58, 13th March 1912, 11 p. m.

*Private.* Your telegram of 12th March. Town planning. I should be much obliged if you would inform Hailey, Indian Civil Service, now at home on leave, of the selection of Brodie, Lutyens and Swinton and put him into touch with them.

No. 173.

FROM MAJOR H. C. BEADON, Esq., Office of the Deputy Commissioner, Delhi.

*Delhi, March 13th, 1912.*

MY DEAR SIR JAMES,

I have only just been able to get hold of Cole to settle up exactly what area will be required for T. works, so I am afraid I cannot send off my note on that subject to you till tomorrow. I have not had a moment to spare since you went off, as arrears had accumulated.

Yours sincerely,  
(Sd.) H. C. BEADON.

No. 174.

To MAJOR E. C. BAYLEY, C. I. E., Private Secy. to the Lieut.-Govr. of the Punjab.

*Govt. House, Calcutta, March 13th, 1912.*

MY DEAR BAYLEY,

Along the Jumna, south of Delhi, there is a strip of uncultivated and at present uncultivable country which holds a considerable amount of game—pig, black buck, hares, partridges, &c.

His Excellency thinks it would be a pity that this should be completely killed out as would very likely happen when the head-quarters of Government are transferred there, owing to the large numbers of persons possessed of firearms whom that transfer will take to the neighbourhood.

He would be grateful therefore if His Honour would consider whether anything could be done—either by afforesting certain areas and making rules or by prescribing special fees for gun licenses—to create a sanctuary or sanctuaries where the slaughter of game could be kept under strict control.

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

## No. 175.

1. Mr. Gordon, Mr. Ward and myself discussed at Okhla the points which it appears necessary that the Special Engineer (Mr. Ward) should take up at once. They are as follows :—

(1) He should get into touch with the Surveyor-General's Staff who are to be employed in filling in "the unpublished proof of the 2"=1 mile Survey Map of Delhi and its Environs, 1912," with five-foot contours. He should ascertain from the Surveyor-General whether a larger scale map (4"=1 mile or 6"=1 mile) with this detail can be prepared at once from existing data or by bringing former maps of the scale up to date.

This map will probably suffice for fixing the general site and position of the town and cantonment. For the detailed town-planning however a large scale map of at least 12"=1 mile with two-foot contour will be required. The Special Engineer must arrange for the preparation of this with the Surveyor-General. There are local maps and seven different survey maps available. He will have to see how far it is possible to use the existing data. The limits of the area within which the large scale and close contained map will be required must be worked out, and it is to be seen whether areas with much detail of bazaars and houses can be left out with a view to shortening the work and lessening its cost.

(2) The average height of river floods and the maximum height of river floods should be on record. There should be evidence ready of the liability of country such as the Barrari plain to be flooded and of the rise of the water-level and water-logging in the "Durbar area". Other possible localities for water-logging or areas actually water-logged (*e.g.*, in the vicinity of the Grand Trunk Road) should be indicated.

(3) Complete data should be ready from a study of the past rainfall at Delhi to show the amount of storm-water which has to be disposed of.

(4) It has to be seen in what direction sullage can be disposed of without prejudice to the water-supply, to existing villages or human habitations or the present municipal arrangements of Delhi city.

(5) Possible localities for water-supply have to be investigated. In this connection the possibility of enlarging the present water works and their pumping capacity, the cold weather supply in the Jumna river, the possibility of too much fouling of the reach above the in take of the waterworks owing to increase of foul discharge from the Najafgarh or other drains are to be considered.

It is to be considered also whether additional areas should be acquired above the in take of the water works to prevent factories or other developments fouling the supply in future.

Sir L. Dane has or is having some well-borings made. Much of the well water round Delhi is salt or brackish, in some wells there is a very inconstant supply of water, and the wells sink rapidly after a few hours working. These factors have to be considered. Even though a subsoil water-supply appears to

be unpromising, there must be data ready to show what its possibilities or impossibilities are.

(6) Existing roads into Delhi and the question of the alignments to which they could be diverted in the event of the site for the capital being selected on one of the main artery roads into Delhi are matters to be considered.

(7) Possible lines of road and railway communication to any site which may be chosen for the new capital are to be investigated.

(8) The existing arrangements of the water-supply and sullage disposal of the present city in Delhi have to be studied to secure that any new arrangements of the kind for the capital do not clash with existing municipal needs or with the needs of the area in which the existing city is likely to expand.

(9) The methods of irrigating trees, grass and gardens in any site which may be chosen for the new city must be examined. The area which will require to be irrigated, and the amount of water which will be required to irrigate it, must be worked out.

(10) The suitability of various subsoils for foundations and buildings must be ascertained. At the same time diggings should be made in various sites to see how near rock is to the surface and whether there is a good prospect of trees being able to grow.

(11) The needs of various departments of the Government of India are at present being reported by numbers of rooms (for office room), number of bungalows and quarters for officials and clerks. When these reports have come in, information will have to be collated from the Public Works Department records as to the dimensions of the rooms already used to accommodate such offices at Calcutta or Simla so as to ascertain plinth areas.

2. Less important matters at this stage ; but matters in regard to which information will have to be collected some time are—

(a) The quality of earth for brick kilns in the vicinity of sites.

(b) Possible sources of supply and the quality of stone kankar marble in the neighbourhood.

(c) Cost of Mekrana, Narnoul and Agra stone delivered at Delhi.

(d) Statistics of the local rates at present paid for labour and various kinds of building work and material at Delhi.

(e) The exact direction in which buildings should face with regard to the sun's position at Delhi in October—April.

(f) "Clerks' accommodation" literature.

3. Generally there must be a complete storehouse of information cut and dried on all possible engineering subjects in regard to Delhi and its environs ready to hand to the experts when they arrive. In working up the subjects above suggested, the Special Engineer will probably think of numerous other points requiring investigation.

4. Mr. Ward has been given a copy of this note. This is for information only.

(Sd.) G. F. DEMONTMORANCY,—13-3-12.



OFFICE ACCOMMODATION AT DELHI.

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1. Mr. Ward, the Special Engineer Officer, will need an office at once. The experts are to arrive in Delhi on April 15th and will need office rooms to do their work and examine maps, &c. I shall need an office when I visit Delhi, and I shall have to be here for about a week at the end of this month and for 15 days in April, while the experts are here and occasionally all through the summer. Mr. Ward wants a room for draughtsmen for preparation of maps and materials and one room, or part of a room, for clerks. Sir Louis Dane has under employment one R. E. Lieutenant with some staff collecting information in regard to water-logging and water-levels, &c., in the sites to the north of Delhi, and one Native Assistant Engineer making well borings and testing the amount of the subsoil water-supply in the sites to the south of Delhi. Both these are working independently. One has been under the supervision of Mr. Ward, S. E., W. J. C., and has been doing other work in addition to these duties, while the other is under the S. E., P. W. D., R. & B., Delhi Circle. I understand they were put on by Sir Louis Dane in accordance with the orders conveyed to the Punjab Government in paragraph 4 of Sir Archdale Earle's letter No. 253-C. of the 16th December 1911. I understand the Punjab Government are making representations in regard to the payment of a moiety of these officers' pay and the whole of their establishment by the Government of India. Mr. Ward is making proposals for the Government of India to take over the work, and he will require one Assistant Engineer certainly for continuous employment and possibly an Extra Assistant Engineer for a limited period. We must provide rooms for these and one room for their staff. The experts, when they come to the stage of plans and proposals, will probably require us to entertain a larger draughtsman establishment, and we must be prepared for this. We therefore require office accommodation to the following extent:—

- 1 room for Mr. Ward, Special Engineer.
- 3 rooms for experts.
- 1 room for myself.
- 2 rooms for Assistant Engineers.
- 1 room for Mr. Ward's clerks.
- 1 room for draughtsmen.
- 1 room for Assistant Engineer's establishment and extra draughtsmen.

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Total 10 rooms.

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If the rooms are fairly large, which is usually not the case in Delhi bungalows, less room would suffice, as the clerical establishment could be accommodated in fewer rooms. The rooms should have fans.

I have seen a number of bungalows—large bungalows such as No. 61 and No. 60, Civil Lines, now unoccupied, would probably accommodate the whole of the office ; Nos. 49 and 73, Civil Lines, would do, but are not as good as those above referred to. Failing a large bungalow, two smaller bungalows immediately adjoining one another would be required, and for this purpose any two of the bungalows Nos. 51, 52, 53, Civil Lines, would suit.

2. I cannot quote the rents of these bungalows, as Colonel Cole is still making enquiries from the landlords ; but if the scale of office accommodation, which I have suggested, is approved of, the Revenue and Agricultural Department might be asked to instruct Colonel Cole, who is in touch with all the owners of bungalows and the rates of rent, to secure a lease of suitable accommodation as soon as he can till October 1st at as reasonable rates as possible. It would not be fair to Colonel Cole to leave the arrangements for the lease in other hands, as any agreement entered into by Government with a householder is used as a precedent in the negotiations in progress between him and the Delhi householders for leasing temporary accommodation for the Government of India for next cold weather.

3. I therefore propose that the scale of office accommodation suggested in paragraph 1 of the note may be sanctioned, and the action suggested in paragraph 2 of the note may be taken without delay, as Mr. Ward has no office at present.

4. Office furniture can be lent for the present by Colonel Cole out of the stock of furniture stored at Delhi.

(Sd.) G. F. DEMONTMORENCY,—13-3-12.

*Secretary.*

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No. 177.

#### MOTORS FOR SPECIAL ENGINEER AND THE EXPERTS.

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1. The question now arises of locomotion for Mr. Ward, the Special Engineer, and for the experts and myself when they or I visit Delhi. Mr. Ward has his horses ; but the sites on which most of his work remains to be done (the Durbar area has been fully exploited) are at a considerable distance from Delhi itself. He will have to ride when he gets to the sites, as there are no metalled roads running immediately through the sites, but he can get to the edge of a site in a motor ; by using a motor to get to the edge of the sites he saves a ride of 8 to 10 miles—an important consideration in time-saving and in wear and tear to the system as the weather gets hotter.

2. Colonel Cole in charge of the temporary works at Delhi has 4 motors; 3 of them are ordinary cars, and one is a better class car. Sanction to the purchase of the better class car was obtained on the basis that it was needed for the use of "Government of India officials frequently inspecting works at Delhi". Colonel Cole has an assistant, 3 engineers and an architect with him and uses these cars continuously; and I have ascertained from him that it would be difficult for him to make, one much less two, cars available for the purposes stated in paragraph 1 of this note.

3. I therefore propose that one car should be provided for the Special Engineer, and that another car should be provided for the experts when they visit Delhi, or that it should be arranged that they have a preferential right to use the Government of India inspection car mentioned in paragraph 2. I believe, however, if they made lengthy stays at Delhi, Colonel Cole's work would be hampered by their continuous use of the Government of India inspection car. A car will be needed eventually for the Commissioner of the Imperial Enclave or for the Chief Engineer in charge of construction work in the Imperial city, so it would not be extravagance to buy a new car which the experts could use occasionally during the summer months, and which after their departure would go on for use in permanence by the Commissioner or Chief Engineer.

4. I therefore propose that two cars should be sanctioned—

- (1) for the Special Engineer and myself;
- (2) for the experts.

If this is agreed to, Colonel Cole thinks that car No. (1) should be a Durbar car which he has lying over with him for sale. This car is in good order and is priced at Rs. 2,600 only. No. (2) would be a new car and should be a new Ford purchased in Calcutta. If delay is anticipated in getting sanction, a telegram might be sent to Colonel Cole warning him not to sell car No. (1) pending receipt of further orders.

5. Colonel Cole can provide drivers for the cars.

(Sd.) G. F. deMONTMORENCY,—13-3-12.

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No. 178.

#### HORSES FOR THE EXPERTS.

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1. His Excellency informs me that the experts will arrive at Delhi on April 15th and will stay there for some 15 days, and that he himself will go over the ground with them towards the 1st of May. They are to visit the sites again when rain falls and will probably make intermediate visits of short duration at intervals.

2. I have written a separate note about a motor for their conveyance. The only site which can thoroughly be seen in a motor is the Durbar area site, which will probably be rejected as a permanent site for the capital. The good sites to the south-east, south and south-west can be approached by motor, but cannot be traversed by motor. To see them horses are a necessity. Mr. Ward and I have horses, but have not sufficient horses to mount the experts, even if their equestrian capabilities were of a nature which would enable them to ride our horses. It is obviously a very dear and unsatisfactory arrangement to try and buy quiet well-trained horses, and keep them at Delhi for occasional use by the experts. On the other hand, the experts are unlikely to buy horses for themselves, and we are responsible for making adequate arrangements for them to visit the sites.

3. What I should suggest is that Colonel Cole, Officer Commanding the 11th Battalion at Delhi, should be asked to lend three quiet troop horses for the use of the experts whenever I ask him to do so. The occasions will not be very numerous; and as a cantonment site is involved also, the matter has considerable interest for the Military Department. Colonel Cole sent troop horses for His Excellency's recent visit and they proved satisfactory. The Military Secretary to His Excellency the Viceroy would probably be willing to make the arrangement, which I suggest, with Colonel Cole if he was asked to do so.

G. F. DEMONTMORENCY,—13-3-12.

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No. 179.

FROM G. F. DEMONTMORENCY, Esq.

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*Delhi, March 14th, 1912.*

DEAR SIR JAMES DUBOULAY,

It occurred to me that His Excellency the Viceroy might care to have photographs of the sites which he inspected on the way to Malcha, at Malcha and near Naraiana. He might care to have these to explain the sites which he had seen, and possibly for Lord Crewe's information to show the kind of sites which are available near Delhi.

If he wishes for the photographs, I could arrange with Ward to have them taken now. There is a good Native photographer in Delhi, and Ward could

show him the points from which the views should be taken. It would be better to take them as soon as possible while the crops are still on the ground, as the sites will look better in a photograph if clothed with crops.

Will you kindly let me know if His Excellency wishes this done?

I shall be back in Calcutta on Saturday.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

No. 180.

To G. F. DEMONTMORENCY, Esq.

*Govt. House, Calcutta, March 14th, 1912.*

DEAR DEMONTMORENCY,

I write to let you know that we have heard from home that two of the experts who are coming out to examine a site for New Delhi, *i. e.*, Brodie and Lutyens, are leaving for India by the last mail of this month. The third man—Swinton—will presumably come about the same time.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

No. 181.

Private Secy. to Viceroy to Deputy Commissioner, Delhi.

Telegram, No. 126, 15th March 1912.

Thanks for your note of 13th March. Please wire estimate of cost of acquisition of lands specified in it.

No. 182.

H. H. the Maharaja Scindia of Gwalior to Viceroy.

Telegram, Indore, 15th March 1912.

Thanks for kind letter. I agree with Your Excellency. I will acknowledge Wigram's letter also.

No. 183.

FROM W. M. HAILEY, Esq., C. I. E.

9, *Viá Po, Roma, March 15th, 1912.*

MY DEAR DuBOULAY,

My wife has sent me on from England a wire asking me to see the experts who are coming out to Delhi. I will arrange my return home in time to see them before they leave.

Spring in Rome is delightful; I have every feeling of sympathy for you in Calcutta!

Yours sincerely,

(Sd.) M. HAILEY.

No. 184.

Deputy Commissioner of Delhi to Private Secy. to Viceroy.

Telegram, Delhi, 16th March 1912.

Your telegram of 15th instant. Estimated cost of acquisition roughly eight lakhs.

No. 185.

To LIEUT.-COLONEL H. W. G. COLE.

*Govt. House, Calcutta, March 16th, 1912.*

MY DEAR COLE,

I return this plan\* with many thanks. I have taken a copy of it.

I understand you are definitely arranging to secure this bungalow for next year. Is that so? or are you still awaiting orders?

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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\* Plan of the house of Mr. Roberts, Municipal Commissioner, Delhi.

No. 186.

To G. F. DEMONTMORENCY, Esq.

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*Govt. House, Calcutta, March 16th, 1912.*

MY DEAR DEMONTMORENCY,

Thanks for your letter of the 14th. The Viceroy will be very pleased if you would have the photographs taken showing the proposed sites for the new Delhi from various points of view.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

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No. 187.

To SIR WALTER LAWRENCE, *Bart.*, G. C. I. E.

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*Govt. House, Calcutta, March 16th, 1912.*

[Private.]

MY DEAR SIR WALTER,

As you are probably aware, the Maharaja of Gwalior and the Maharaja of Bikaner have both of them promised statues of the King and Queen respectively for the new city of Delhi. Wigram wrote a short time ago to Scindia and suggested that he should place the matter in your hands. Scindia had already told me when I saw him last that he left the matter entirely in my hands to do what I thought best, and I have done nothing so far, as I thought that there was still plenty of time. In view, therefore, of Wigram's letter to Scindia, which Scindia has sent on to me, I write to ask whether you will undertake to ascertain the views of Their Majesties, and if you would let me know what sculptor you propose to select and any other details that you think would be of interest to the two Maharajas. My own opinion is that the two statues should match each other and should, if possible, be in their Coronation robes worn at

the Delhi Durbar, and either standing, or sitting on their thrones. I suppose the statues will probably take a couple of years to complete.

I hope you are very well. I have had such a strenuous time all last year and during the Durbar period that I really am feeling tired out, and do not anticipate that I shall be able to get any rest until I get to Simla at the beginning of May.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 188.

FROM MAJOR E. C. BAYLEY, c. i. e., Private Secy. to the Lieut.-Governor of the Punjab.

*Govt. House, Lahore, March 16th/18th, 1912.*

No. 303.

MY DEAR DUBOULAY,

In reply to your letter of the 12th instant about the preservation of game in the Delhi District, His Honour desires me to say that he is consulting the local authorities and will put up proposals in due course.

Yours sincerely,

(Sd.) EDW. C. BAYLEY.

No. 189.

Secretary of State to Viceroy.

\* Telegram, 18th March 1912. (Recd. 19th, 11 a. m.)

*Private.* My official telegram of March 12th. New Delhi. I have been surprised to find Lanchester is in London, having assumed that he was remaining in India, and that you had ascertained his willingness to be employed for



one month in June-July as additional consulting expert. He seems to have misunderstood the position, thinking that the committee would not begin the work until his arrival, and having seen the nomination of committee in newspapers he now unable to serve except as full member. Says if called in temporarily to advise he would be in useless and false position. I see considerable objection to including him in committee as full member, and am disposed to hold him to one month's engagement. If after all he has to be appointed, he would probably expect terms similar to those given to Lutyens, though it might be possible to make some reduction.

### No. 190.

Viceroy to Secretary of State.

P \* Telegram, No. 64, 19th March 1912, 10 p. m.

*Private.* New Delhi. Your private telegram of yesterday. I was unaware when I telegraphed to you on March 3rd that Lanchester had left for London. In no way am I committed to him. I have written to him proposing that he should come to India for a month in July as a consulting expert and asking him what his fee would be. My letter has not yet been despatched, and I propose to cancel it. I see no reason to include him in Committee as full member; and if he does not wish to come to India for one month on a moderate fee as consulting expert, we can do very well without him. I would in that case let the matter drop. Perhaps you can now communicate with him more conveniently than I can. My only communication with him was a telegram on February 23rd asking him whether he would be disposed to act with Adshead and Brodie in preparing a joint scheme if the India Office agreed. To this he replied that he was prepared to act as suggested. I have done nothing since then.

### No. 191.

Extract from a letter from His Excellency the Hon'ble Sir George Sydenham Clarke, G. C. M. G., G. C. S. I., G. C. I. E., Governor of Bombay, to His Excellency the Viceroy, dated the 19th March 1912.

I am glad to see that Lutyens is coming out; but I fear we shall miss him as we leave on the 13th. Swinton is very level-headed; but I don't know what a naval officer can do in that gallery.

No. 192.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,  
Member of the Viceroy's Council.

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Calcutta, March 20th, 1912.

[Private.]

DEAR LORD HARDINGE,

I think you may care to know that I have been trying to ferret out the cost of drainage, lighting and water in two of the principal towns in India. I cannot get very reliable figures, because I am naturally most anxious that nobody should know what I have been trying to get hold of.

So far as I can make out, the water and drainage of Bombay comes to about  $4\frac{1}{2}$  crores of capital expenditure, and for Calcutta it is about the same.

I can get no information either in regard to lighting or roads.

Now, it is quite clear to me that the drainage and water for a place like Delhi, where you have a *tabula rasa* to deal with, will cost less than the same in towns which already exist; and the drainage and water works of both Bombay and Calcutta were instituted long after the towns existed.

Still, the fact remains that those two items alone will run into a very considerable figure, and I think that Your Excellency will agree with me that it is very important that we should maintain our present non-committal attitude as regards the cost that we shall have to incur. I myself believe that it can be done, and ought to be done, under five millions; and I believe that, if Your Excellency could control the expenditure for ever, my figure would pan out fairly correct; but of course we none of us can answer for what may be done by others in the future.

I am afraid the information which I am able to send you is not of much use; but I think it is sufficient to show that the less we deal with exact figures, the better, as on the top of water and drainage, we shall have roads, lighting and buildings, besides the "temporary" expenditure which is mounting up.

I have, &c.,

(Sd.) GUY FLEETWOOD WILSON.

No. 193.

Secretary of State to Viceroy.

P \* Telegram, 21st March 1912, 9-30 p. m. (Recd. 22nd, 8-20 a. m.)

*Private.* New Delhi. Your private telegram of 19th instant. Lanchester is willing to go to India for one month as consulting expert on the following terms:—Fee at the rate allowed to Lutyens, namely, 300 guineas a month from the date of leaving England to date of return. Passage, railway fares and 30 shillings daily allowance while in India. He would leave by mail of May 31st, unless you fix later date. He fears later date might find Committee's scheme\* too advanced for free discussion. He asks that contour surveys and other information laid before the Committee may be supplied *pari passu* to him before he starts. Please let me have your views both as to the terms and the other matters. He makes a point that his fee should be on some scale as Lutyens. I am disposed to conclude, on the whole, that to take him on these terms it will save trouble and secure some solid advantage.

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\* Original group=disposition; by changing one figure=scheme.

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No. 194.

To G. F. DEMONTMORENCY, Esq.

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*Govt. House, Calcutta, March 21st, 1912.*

MY DEAR DEMONTMORENCY,

Stokes has raised the question of his position in relation to yourself. You know that he has been put on special duty with effect from the 1st of March in connection with the arrangements for New Delhi, and the idea is that he should eventually be financial member on the Committee of which the formation is contemplated about August next. At present Stokes has to deal in the Finance Department with anything that may come up on the subject, and the Viceroy thinks that you should keep in close touch with him and keep him fully informed of all that is going on, consulting him upon all questions involving financial considerations before you make any proposals, and generally treat him as your financial adviser.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 195.

To THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,  
Member of the Viceroy's Council.

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*Govt. House, Calcutta, March 21st, 1912.*

[Private.]

MY DEAR FLEETWOOD WILSON,

Very many thanks for your note of yesterday. I have been superficially into the question of water-supply for New Delhi, and have even consulted privately Sir James Benton with the assistance of maps. It will not present a serious question at all, and should cost but little. Lighting should cost no more than the lighting of the Durbar area; and if the area we have selected is adopted by the experts, drainage should present no difficulty. On the whole, I think it desirable to adhere for the present to the statement made in our despatch of August 25th. It may be found eventually that it will be exceeded; but if people see a really fine city rising from the ground, they will not mind spending rather more, especially when the present agitation which is purely factious, has died down. I shall be very cautious what I say on Monday or Tuesday next, but I want to scotch the idea that the new city is to cost 12 to 14 million sterling, which some people believe because Curzon said so!

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 196.

To H. G. STOKES, Esq., G. C. I. E., Officer on Special duty.

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*Govt. House, Calcutta, March 21st, 1912.*

MY DEAR STOKES,

I return the files you sent me. You have correctly understood that it is contemplated to form some sort of a Committee about next August in connection with New Delhi, on which you will be in the position of a financial adviser; and it is unnecessary to consider now exactly what your position then should be. In any case, the matter will have to be dealt with officially, but you desire that, for the present, you should have full knowledge of all that is going on and be in a position to co-operate with deMontmorency, and advise him upon all questions involving financial considerations before he makes definite proposals. The Viceroy approves of that, and I am writing to deMontmorency accordingly.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 197.

Viceroy to Secretary of State.

P \* Telegram, No. 68, 22nd March 1912, 10 p. m.

*Private.* New Delhi. Your private telegram of 21st.

We agree to proposed terms for Lanchester. It is as well that we should have as much advice as possible. If he leaves by mail of May 31st, he had better meet other experts first at Simla, as, till the rains begin towards the end of June, Delhi is very hot in that month.

No. 198.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India, Public Works Dept.

*Calcutta, March 23rd, 1912.*

DEAR DUBOULAY,

As requested by His Excellency, I send you a note on the probable cost of New Delhi. Will you kindly place it before His Excellency? It is the best I am able to do in the short time at my disposal. His Excellency requires it at once.

Yours sincerely,

(Sd.) W. B. GORDON.

[ ENCLOSURE TO THE ABOVE LETTER. ]

His Excellency asked me on Wednesday whether it would be quite safe to say that he adhered to the Government of India's original figure of "about 4 million sterling" as the cost of the new capital at Delhi. I promised to look into the matter as well as I could in the few days available before His Excellency required a reply.

2. In the attached statement the cost is estimated roughly at  $4\frac{1}{2}$  million sterling, exclusive of the cost of all quarters for officials below the rank of Member of Council. For all officials below that rank it is assumed that sites will be allotted to contractors on liberal terms on condition that they construct quarters, to approved designs and specifications. If, in lieu of this arrangement, we are to construct quarters, it will be necessary to add about a crore of rupees to the estimate.

3. The cost of the new capital will depend to a large extent on the proposals that may be adopted after the experts have been consulted, and the attached estimate must of course be regarded as a very rough one. It is the best I can do in the short time at my disposal and until the final proposals are before us. From my estimate of  $4\frac{1}{2}$  million sterling it will be quite safe to deduct, say, a  $\frac{1}{4}$  million on account of receipt to be derived from the sale of

buildings in Calcutta and of land in Delhi. This will reduce the estimate to  $4\frac{1}{2}$  million sterling. The original estimate of about 4 million sterling is therefore near the mark. On my present information I cannot improve on it. It does not include the cost of temporary works or of improvements in the city and civil lines.

4. For the estimate of the cost of cantonments, I am indebted to the Army Department. Their estimate like mine is a rough one.

*Abstract of Rough Estimate of Cost of New Capital at Delhi.*

				Lakhs of rupees.
Land for Civil Station, 20 square miles	...	...	...	25
Government House and subsidiary buildings	...	...	...	50
Other buildings	...	...	...	200
Roads, parks and gardens	...	...	...	30
Drainage	...	...	...	15
Water-supply	...	...	...	15
Electric plant and buildings	...	...	...	10
Furniture	...	...	...	10
Unforeseen items	...	...	...	45
				<hr/> 400
New Cantonments ( <i>vide</i> attached estimate)	...	...	...	125
				<hr/>
TOTAL			...	525
Establishment and tools and plant	...	...	...	75
Contingencies at 10 per cent.	...	...	...	60
				<hr/>
GRAND TOTAL			...	660

or, say,  $4\frac{1}{2}$  million sterling.

NEW DELHI.

*Statement showing Approximate Cost of the New Cantonments.*

			Rs.
Regimental buildings, including officers' quarters	...	...	61,00,000
Staff buildings	...	...	5,00,000
Roads, water-supply, drainage and electric light	...	...	20,00,000
Furniture	...	...	3,00,000
Contingencies, including accommodation for transport, &c.	...	...	5,00,000
			<hr/>
Total Military Works			94,00,000
			<hr/>
Ecclesiastical buildings (chargeable to Civil)	...	...	2,00,000
Acquisition of 15 square miles of land at Rs. 180 per acre	...	...	17,00,000
			<hr/>
TOTAL Rs.			1,18,00,000
			<hr/>

Cost chargeable to Army Estimates.

*Composition of Units provided for as above.*

- 1 British Battery.
  - 1 „ Cavalry Regiment.
  - 1 „ Infantry „
  - 1 Indian Cavalry „
  - 2 „ Infantry Regiments.
- 

No. 199.

FROM R. BARRATT, Esq., F. R. G. S., &amp;c.

*The Athenæum, March 24th, 1912.*

DEAR LORD HARDINGE,

Through our friend, Chirol, I have ventured to make suggestions about the style of architecture to be exclusively carried out in the New Delhi and the selection of the architect. With this letter goes also Lutyens. I wish therefore to thank you for kind sympathy, and say how gratified I am to know the right man has been chosen, in spite of difficulties I am not altogether ignorant of. You will be seeing Lutyens soon and will find him desirable in every way. I understand the idea is he should stay five months in Delhi, in order to see Delhi in dry and wet seasons. I should have thought the climatic changes could have been observed by Public Works Department officials, and it would be wiser, when he has learnt the requirements and studied the site and environment, after a few weeks to return to London to mature his scheme and work out the main features of design, so as not to run any risk of his health suffering during the most trying months in the plains. Vesting so much on one man entails every precaution being taken to keep him fit. Also may I say it is essential to the ultimate success of the whole scheme that the Native Chiefs should only be allowed to erect houses, which have the genius of Lutyens stamped on them.

Lutyens is prepared to choose two or three younger men, he has trained, to stay on at Delhi and keep the work in the narrow way of art whilst he may be in England and away from the direct supervision. I hope the cry of supporting Indian art will not be tolerated, else the bastard result will be disastrous. Lutyens is perfectly competent to absorb anything he may see in Indian monuments that may be advantageous, and not detrimental. I know how much your support will be to him—all the more because some exalted influence is not very discerning.

Please do not think of acknowledging this. I only wanted to thank you again without unnecessarily troubling you for your sympathetic reception of my suggestions.

Yours very faithfully,  
(Sd.) REGINALD BARRATT.

## No. 200.

Extract from a letter from His Excellency the Viceroy to Sir Valentine Chirol, *Kt.*, dated  
27th March 1912.

I also took the opportunity to show the absurdity of those people who declare that the new Delhi is going to cost 10 to 14 millions sterling and who preach about the unhealthiness of Delhi. I was able to give them figures in refutation of both these arguments.

## No. 201.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 29th March 1912, 2-5 p. m. (Recd. 30th, 8 a. m.)

Delhi Committee. Hailey suggests that, if you have no objection, Montmorency should meet members of Committee on arrival at Bombay.

## No. 202.

## WEEKLY NOTE BY MR. G. F. DEMONTMORENCY.

I left Calcutta for Delhi on the 28th of March and arrived in Delhi on March 31st. The progress being made in the survey by Lieutenant Chase, R. E., is satisfactory. Sufficient office accommodation has been secured at Delhi for Mr. Ward, the Special Engineer, and his staff, and for the Survey Officer and his staff. This building includes rooms for the use of the experts and myself when we are at Delhi. Mr. Ward is getting together his draftsman staff, and I have provided most of his clerical staff from Calcutta. Mr. Parker, the Sanitary Assistant Engineer, who was to join Mr. Ward from United Provinces, has not yet arrived. The Municipal Engineer of Delhi is giving information in the form of a short report on the existing water-supply; the number and capacity of the engines and pumps; the number and dimensions of the settling tanks and filter beds; the total consumption of water; the consumption per head of population at different seasons of the year (consumption for domestic, commercial, irrigation and drain-flushing purposes to be shown separately); the normal and maximum permissible rates of filtration; the arrangements for testing the quality of the water and the recent results of such tests; capital cost of the work; and annual cost of maintenance and revenue. The existing arrangements for the disposal of flood-water, sullage,



nightsoil and rubbish and annual expenditure thereon. This report will be examined by Mr. Parker when he comes, and he will make himself thoroughly acquainted with the details before the Municipal Engineer goes on leave to Europe on April 20th. Mr. Ward and Mr. Sopwith have taken up the questions of subsoil water, rainfall, winds, orientation of buildings, volume of supply in the river, river floods, supply of water for all purposes to new sites, roads, supply of material, analysis of rates for building and labour, and their investigations are progressing. Another assistant to Mr. Ward was to come from Burma and take up the work of estimating the plinth areas of Government buildings and residences and the housing of clerks. I have not heard whether he has arrived. He was to begin work in Simla in consultation with Secretary, Public Works Department, and the Consulting Architect to the Government of India. I have been able to talk over the question of the extension of Delhi with Major Beadon, Deputy Commissioner, Delhi.

The Hon'ble Home Member visited Delhi, arriving on the early morning of April 2nd. The ceremonial area was visited by him on April 2nd, and Mr. Ward explained the question of drainage and the water logging of part of the area and showed the experimental diggings on which the conclusion in regard to water logging were based. April 3rd, the Hon'ble Member motored to Jantar Mantar and went on horseback to Thal Katora, Malcha and Safdar Jang's tomb, seeing most of the sites available on the south of Delhi in the east side of the Ridge. In the afternoon he visited the City of Delhi accompanied by the Deputy Commissioner, and saw the drainage system and arrangements for water-supply and site, and the question of the extension of Delhi. I have got the Superintendent of Police of Delhi to supply me with information in regard to the police force at Delhi and of the force which would be required to police various areas which might be included in the Imperial enclave.

G. F. DEMONTMORENCY,—4-4-12.

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No. 203.

FROM G. F. DEMONTMORENCY, Esq.

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*Bombay, April 12th, 1912.*

DEAR SIR JAMES,

Just a line to let you know that Captain Swinton and Mr. Lutyens and Mr. Brodie arrived in Bombay today; with them were the unexpected addition

of Mrs. Brodie and Brodie's Assistant, a young Engineer called Williams, and Mr. Lutyen's Assistant, a young Architect called Wall. They lunched with Mr. Cadell, the Municipal Commissioner of Bombay, today and are to go round Bombay city with him and the Health Officer and Engineer tomorrow morning; today at 5 P. M. they go round the Improvement Trust properties with Mr. Orr, Chairman of the Improvement Trust. They dine with Sir George Clarke this evening. Tomorrow forenoon they see the Salsette reclamation and town-planning under the charge of Mr. Turner, and Mr. Lutyens sees Mr. Wittet, Government Architect.

Tomorrow night we leave for Delhi.

Yours sincerely,  
(Sd.) G. F. DEMONTMORENCY.

No. 203a.

Viceroy to Secretary of State.

Telegram, 12th April 1912. (Despd. from Finance Dept.)

Motor car is essential for use of town-planning experts at Delhi in order to economise both time and labour. A second-hand car is available locally, price Rs. 3,500. We request Your Lordship's telegraphic sanction to purchase same. Experts arrive this mail, and matter is extremely urgent.

No. 204.

Secretary of State to Viceroy. (Finance Dept.)

Telegram, 13th April 1912, 1-20 p. m. (Recd. 14th, 8 a. m.)

Your telegram, dated 12th April. Motor for Delhi Committee. I approve.

No. 205.

FROM SIR WALTER LAWRENCE, BART., G. C. I. E., &C.

22, Sloane Gardens, S. W., April 19th, 1912.

MY DEAR LORD HARDINGE,

Your letter of 16th ultimo reached me last week in Spain. The King on his return from India told me that he had advised the Maharajas of Gwalior and Bikaner to place the matter of the statues in my hands, and I suggested that someone should write out to them, as I had heard nothing on the subject. The King's suggestion no doubt arose from the fact that I have already acted for Aga Khan for two statues, one by Sir George Frampton of the Princess of Wales, and the other by Thornycroft of the Prince of Wales.

The latter statue has since been presented to the Dartmouth College, as it was not considered a suitable accompaniment of the statue of the Princess of Wales, and in its place another statue of the King by Bertram Mackennal has been ordered. This, with Frampton's statue, will be sent by the desire of Aga Khan and by the King's wish to Delhi to be placed *inside* some suitable building. They were originally intended for the Queen Victoria Memorial in Calcutta.

The work of interviews, letters, &c., is considerable, but after the details were arranged Aga Khan left the whole business to me, and as both sculptors were reasonable men, I had no real trouble. As regards the two statues you write about, I rather think that the King contemplates outdoor statues, but before I approach him I should like to know your wishes. The Aga Khan statues must be indoors. In years to come you will, I suppose, repeat the Calcutta Red Road with its statues of Viceroys, and it might be appropriate that at the head of the road should stand the *bronze* statues of the King and Queen. The cost of the statues of the Prince and Princess of Wales in white marble, without pedestals, will be £5,000 (£2,500 each). The cost of bronze statues on suitable pedestal will be much larger, and the first thing is to know how much Scindia and Bikaner are prepared to pay. Until I know the sculptors the King and Queen will choose, I cannot send estimates, and cannot very well approach the sculptors; but if I know approximately how much Scindia and Bikaner are prepared to give, I should know the class of sculptor who could be approached. One point I should make obligatory, that is, that before I sign contracts with the sculptors, the whole of the money should be paid to my account. If anything happened to Scindia or Bikaner, or if you left India before the statues were finished, I should be responsible, and with Indians we cannot be too careful. If you would let me know your wishes as to the class of statues and their site, I would then approach Their Majesties. I agree in your opinion that they should be in the Delhi Coronation robes, either standing or sitting on their thrones. Two years is the ordinary time, but the best sculptors are full of work.

I have been watching with great interest your administration, and am not surprised to hear that you are tired; but if you winter at Delhi, you will escape the social fatigues and boredom of Calcutta. I am all for Delhi, and I wish

with all my heart that I could have persuaded Lord Curzon to make the move. We have great arguments, and I think he is more reconciled to the change. I have just been called on by the Board of Trade to act as Chairman of Railway and Coal Conciliation Boards.

Yours very sincerely,  
(Sd.) WALTER LAWRENCE.

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No. 206.

FROM THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of the  
Viceroy's Council.

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*Simla, April 20th, 1912.*

MY DEAR LORD HARDINGE,

Wheeler has sent DuBoulay copies of some notes that I wrote at Delhi after going round the place and talking to the local officers. These notes will, if approved by Your Excellency, serve as a basis for future action, though of course they are subject to modification after consideration of the opinion of the Punjab Government and after any discussion in Council that may be necessary. I shall be very interested to hear how the experts are getting on, and whether they approve of the sites conditionally selected by Your Excellency which, if I may say so, appear to me to be the most suitable and promising, as well as cheap to acquire.

I understand that Your Excellency has selected Hailey for the charge of the new Capital. I do not myself know Hailey, though one heard a good deal about his work at Delhi. He would, I think, be an excellent man to take charge of the new city, but I consider that it would be a mistake to appoint him to be the Commissioner of the new Imperial Enclave. For one thing, he has not yet more than 16½ years' service, and the Commissioner in Delhi would have more important duties than an ordinary Commissioner of a Division; and for another, if he were in charge of the whole Enclave, his time would be so occupied as to leave him insufficient leisure for supervising the arrangements of the new capital and cantonments. It is of course difficult to say at

this stage exactly what work will have to be done and how much time it will take, but it seems to me that, if applications for land are considerable, and if there is also work to be done to the east of the Jumna, Hailey would have quite enough to occupy his time. In that case he might be his own financial expert for the finances of new Delhi. The Commissioner of the Enclave would have its ordinary administration to deal with, *plus* a close control over matters municipal in old Delhi. The establishments which I have suggested for the Enclave may possibly err on the side of liberality, and the Punjab Government ought to be able to give us information which will enable us to judge whether it is excessive or not; but work will certainly grow, and it will be a mistake to risk efficiency by employing too weak a staff.

I am, &c.,

(Sd.) R. H. CRADDOCK.

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No. 207.

To G. F. deMONTMORENCY, Esq.

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*Viceroy's Camp, April 21st, 1912.*

MY DEAR MONTMORENCY,

Many thanks for your letter telling me of the safe arrival of the experts and their various dependants. I am afraid it is rather a larger party than you bargained for, but you have probably long before this overcome all difficulties in connection with their accommodation.

The Viceroy wants you to meet him at the station on his arrival at Delhi on the 30th, and he would like to have a conference or talk with the experts at 10 A. M. that same day. Will you let them know and arrange accordingly? I am not quite sure where it will take place, but presumably at the Circuit House. The Viceroy also hopes you will be able to arrange to have all available motor cars at his disposal that day; and if you think it probable that he may wish to ride round and look at any of the proposed sites for new Delhi or

anything of that kind, would you let me know at once in order that the Viceroy may make arrangements with the 11th Bengal Lancers to supply the necessary horses ?

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

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No. 208.

To THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of the Viceroy's Council.

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*Viceroy's Camp, April 22nd, 1912.*

MY DEAR CRADDOCK,

Thank you very much for your letter of the 20th.

I have seen your notes respecting the future administration of Delhi, &c.; and if I may venture to say so, I think they are quite admirable. I sent them back to Wheeler with instructions to circulate them to the Members of Council. I have not noted on them myself, as Members prefer that I should note last as a rule.

As regards Hailey's future appointment, I never for a moment thought that he should be Commissioner of the new Imperial enclave. My idea was that he should be Commissioner of the old and new cities. I do not see how it will be possible to work the two cities separately. Besides I think that, as soon as possible, the administration should be blended into one. The administration of the enclave and also of the sites, if acquired, on the other side of the Jumna, should in my opinion be in the hands of the Commissioner of the enclave. The capital of India must comprise both old and new Delhi, consequently I think it should be under one officer. That is the post to which I always intended to appoint Hailey. I think him a first-class man with plenty of driving power. He is young, but with an old head on his shoulders. In any case we can talk over this later on. For a long time, while new Delhi is being built, there will be very little for Hailey to do while the buildings are actually rising. For that reason I think that he should have control over the old and the new cities.

Yours very sincerely,  
(Sd.) HARDINGE OF PENSHURST.

No. 209.

## MEMORANDUM.

The accompanying Notes by the Hon'ble the Home Member on New Delhi are circulated to Hon'ble Members by direction of His Excellency the Viceroy for such observations and suggestions as they may wish to offer.

SIMLA, }  
The 23rd April 1912. }

(Sd.) J. SCOTT,  
Asst. Private Secy. to the Viceroy.

[ ENCLOSURE. ]

FROM THE HON'BLE MR. H. WHEELER, C. I. E., Officiating Secretary to the Govt. of India, Home Dept.

D.-o. No. 437-D. L.

Simla, April 16th, 1912.

DEAR DUBOULAY,

I enclose herewith copies of the following five notes recorded by Sir Reginald Craddock after his recent visit to Delhi :—

(I)—Suggestions for the constitution and future administration of the Delhi enclave.

(II)—Proposals for the acquisition of land east of the Jumna.

(III)—Notes (including a note by Mr. deMontmorency) dealing with the directions in which the city of Delhi is likely to expand.

(IV)—Certain accounts considerations affecting the financing of the new capital.

(V)—The lines upon which action should be taken to control future building operations at Delhi and the necessity for a Town-planning Bill.

It is suggested that, with His Excellency's approval, action might be taken as follows :—

(I)—This might be circulated prior to addressing the Punjab Government, communicating a tentative scheme which the Local Government might be requested to examine in detail, supplement by statistics and criticise in the light of its local knowledge. Before this is done, it is perhaps desirable that the notes should be seen by all Hon'ble Members in order that, if any questions of principle are to be raised, this may be done before the Local Government is addressed.

(II)—The Punjab and United Provinces Governments might be addressed requesting them to work out the matter, and copies might be communicated to the experts, in order that they may be aware what is contemplated with reference to this point.

(III)—Copies might be communicated to the experts, and demi-officially to the Punjab Government, with the view to the compilation of the information referred to by Hon'ble Member. It seems difficult to take any official action until the proposals of the experts are known.

(IV)—This has already been communicated to the Finance Department, which is primarily concerned.

(V)—This has already been communicated to the Education Department, which is dealing with the matter of the Town-planning Bill. That Department will doubtless take action in the ordinary course to bring the matter to His Excellency's notice.

These suggestions have the approval of the Hon'ble Member.

Yours sincerely,  
 (Sd.) H. WHEELER.

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Please circulate to Hon'ble Members these admirable and very interesting notes for such observations and suggestions as they may wish to offer.

H.,—19-4-12.

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No. 210.

FROM MAJOR C. WIGRAM, C. S. I., M. V. O., Assistant Private Secy. to His Majesty the King-Emperor.

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*Buckingham Palace, April 23rd, 1912.*

MY DEAR VICEROY,

The King desired me to find out how the question of the *statues of Their Majesties* promised by Gwalior and Bikaner was progressing, so I asked Sir Walter Lawrence, who sent me your letter, and at the same time informed me that he was in correspondence with you about them.



I wrote originally to Sir Walter Lawrence by direction of the King. No one here was aware that Scindia had left the matter entirely in your hands.

Lord Stamfordham received a letter on the 9th February from Messrs. Elkington to say that they had been approached with respect to the statue Scindia was giving, and suggesting Sydney March to be the sculptor, as the latter did not require large artist fees.

His Majesty said something must be done at once, and Messrs. Elkington could hardly be considered the correct agents for carrying out this work.

His Majesty thought that, as Lawrence was on the spot and had already acted in this capacity with regard to statues of Their Majesties, he might be asked to assist. Hence my letters to Scindia and Bikaner.

I feel this explanation is due to you in case my action may have appeared discourteous in not consulting you first.

Anyhow the King now feels that the matter is safe in the keeping of yourself and Lawrence, and that nothing monstrous will be produced by some unknown sculptor.

Yours sincerely,

(Sd.) CLIVE WIGRAM.

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No. 211.

FROM F. SCHMUCK, Esq., Proprietor, Maiden's Metropolitan Hotel (to Private Secretary).

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*Delhi, April 29th, 1912.*

SIR,

I hope you will forgive the liberty I am taking in addressing you in a matter which is of very great importance to me.

I am thinking of building an up-to-date first class hotel if His Excellency will graciously be pleased to give me a helping hand to obtain a suitable site in the Imperial Town.

If you can do something to further my interests I shall be ever grateful.

I beg to remain, &c.,

(Sd.) F. SCHMUCK.

No. 212.

To F. SCHMUCK, Esq., Proprietor, Maiden's Metropolitan Hotel.

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*Viceregal Lodge, Simla, May 6th, 1912.*

SIR,

There have been applications from a certain number of firms, and if I remember right from one hotel Manager, for the reservation of sites for business premises, &c., in new Delhi. These have all been recorded in the Home Department and will be dealt with when the proper time comes, which may not be for a considerable period. I am sending your letter for record along with those applications in the same Department.

Yours faithfully,

(Sd.) J. H. DuBOULAY.

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No. 213.To THE HON'BLE MR. H. WHEELER, C. I. E., Offg. Secy. to the Govt. of India,  
Home Dept.

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*Viceregal Lodge, Simla, May 6th, 1912.*

MY DEAR WHEELER,

I send herewith an application from Schmuck, the proprietor of Maiden's Metropolitan Hotel, for a site for a hotel in new Delhi, together with copy\* of the reply I have sent him. Will you have it recorded with the other applications?

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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\* Enclosed.

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No. 214.

To MAJOR E. C. BAYLEY, Private Secy. to Lieut.-Govr. of the Punjab.

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*Viceregal Lodge, Simla, May 9th/10th, 1912.*

[Private.]

MY DEAR BAYLEY,

There is a young man called Brayne, an Assistant Collector now stationed at Delhi. He is a jolly good sportsman and is, I think, the Secretary of the

Delhi Tent Club and has done a good deal to keep things together there. Now the Viceroy has it in his head to try his hand at pigsticking next cold weather at Delhi, and will be rather glad to have Brayne at hand, who knows the country and the ropes. He has heard that Brayne is about to be transferred, and this letter is to ask you to lay the matter before His Honour and find out from him whether it would not be possible to keep Brayne at Delhi. The transfer of an Assistant Collector does not seem to be a matter of any great importance, and I am sure that His Honour will meet His Excellency's wishes, if he possibly can. You will doubtless treat this letter as private.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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No. 215.

FROM THE HON'BLE SIR GUY FLEETWOOD WILSON, G. C. I. E., K. C. B., K. C. M. G.,  
Member of the Viceroy's Council.

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*Simla, May 10th, 1912.*

MY DEAR DuBOULAY,

At the risk of being told to mind my own business, I venture to make a suggestion, and that is that Craddock, as Home Member, should be asked to work up an answer to the attack which I have reason to believe will be made at the meeting of the Council based on Lovat Fraser's article which is alluded to in the accompanying paper.

The point he makes about Bhupendra Nath Basu is, I think, answered by the article which appears in what I believe is Basu's newspaper, the *Bengali*, of the 8th instant.

I have instructed my Department to prepare pabulum wherewith to answer the attack which will be made on Delhi finance by Monteath, the Chairman of the Bengal Chamber of Commerce; and I think if the Home

Department did the same in regard to the general question, it would be a good thing. As a rule, the preparation of a defence is left till the last moment and that never produces a very satisfactory result.

Nobody will give a quietus to Lovat Fraser's arguments better than Craddock, and I think it is especially important that Craddock should kill, once for all, the exaggerated interpretation which has been put upon the Viceroy's remarks in regard to the just demands of Indians for a larger share in the government of the country, and so forth, and the autonomy of Provinces.

Please forgive me for interfering in the matter.

Yours sincerely,

(Sd.) GUY FLEETWOOD WILSON.

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Please put up *Bengali* of 8th.

(Sd.) J. H. DuB.

Sir R. Craddock is already doing this. He might see this letter.

(Sd.) H.

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No. 216.

To MAJOR C. WIGRAM, C. S. I., M. V. O., Assistant Private Secy. to His Majesty the King-Emperor.

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*Viceregal Lodge, Simla, May 13th, 1912.*

MY DEAR WIGRAM,

Scindia wrote to me some little time back, and told me that he had received a letter from you in connection with the statue that he had promised of the King, and placed the matter entirely in my hands, asking me to see to it. I agreed to do so and thereupon wrote to Bikaner asking if I could not be of use in seeing about the statue that he has promised of the Queen, as I think it is desirable that the statues should be a pair, and this would be more easily realised if they were made by the same sculptor. Bikaner agreed, and I thereupon wrote to Sir Walter Lawrence. I have since received a letter from

him in which he has asked for information upon certain points, and I have written both to Scindia and to Bikaner to make the necessary enquiries. As soon as I receive their replies, I will write again to Sir W. Lawrence.

I know nothing about Messrs. Elkington. I have had no correspondence with them, and I have always held to Scindia and Bikaner that it must be the King and Queen to choose the sculptor for their respective statues. I anticipate no difficulty with them.

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Ever yours,

(Sd.) HARDINGE OF PENSHURST.

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No. 217.

To SIR WALTER LAWRENCE, G. C. I. E., K. C. S. I., 22, Sloane Gardens, London, S. W.

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*Viceregal Lodge, Simla, May 13th, 1912.*

MY DEAR SIR WALTER,

Very many thanks for your letter of April 19th. I have written to both Scindia and Bikaner and have asked them whether they want bronze or white marble statues, and what limit they wish to place on their cost. Personally I much prefer white marble statues, especially in a place like Delhi, where the rains are not excessive and where there is nearly always a bright sun. The white marble statues of Queen Victoria that I have seen at Bombay, Karachi and elsewhere look much better than her bronze statues, of which quite the worst is the one at Calcutta. It really ought to be broken up. I will let you know as soon as I receive Scindia's and Bikaner's replies.

As regards the financial side of the question, I hope you will be able to fix that up with the Chiefs without using me as intermediary, but I agree that some safeguard is necessary.

I am very glad to hear that you, with your great experience of India, are in favour of the move to Delhi. I have very strong convictions on the subject, and feel sure that in the end the move will be to the advantage of all. Calcutta is still sore, but unreasonable. Time will help. I wish I could do something for Calcutta, but they do nothing but ask for the moon.

I had a delightful fortnight in the jungle before coming to Simla, and am now quite reinvigorated and full of energy. Simla is delightfully cool. The summer is, in my opinion, by far the best time for work, and I cannot see how Government would do its work efficiently if it were in the plains all the year round.

I hope you are very fit and well.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 218.

TO HIS HIGHNESS THE MAHARAJA SCINDIA OF GWALIOR.

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*Viceregal Lodge, Simla, May 13th, 1912.*

MY DEAR MAHARAJA,

I have been in correspondence with Sir Walter Lawrence respecting the statue of the King-Emperor that Your Highness has promised to give to the new city of Delhi, and he enquires in a letter just received from him whether the proposed statues should be in bronze or white marble, and how much Your Highness would be prepared to pay for it.

In the splendid climate of Delhi, where the rains are not excessive, my personal inclination would be in favour of statues of white marble, as I think they look splendid under a bright sun. As an indication of cost, Sir Walter Lawrence writes that the cost of the statues of the Prince and Princess of Wales in white marble without pedestals came to £5,000 (£2,500 each). The cost of bronze statues on suitable pedestals would be much larger. As soon as I am able to transmit to Sir W. Lawrence your wishes, he will approach the King and ask which sculptor His Majesty would prefer, and then an estimate could be made. Will Your Highness therefore kindly let me know whether you wish the statue to be bronze or white marble, and what limit you may wish to place to the cost?

Are you coming to Simla this year? If so, please let me know, as I should like very much to see you again soon. It is lovely up here just now.

I am writing in precisely the same sense to the Maharaja of Bikaner in connection with the statue that he promised of the Queen-Empress.

Believe me,

Ever your very sincere friend,

(Sd.) HARDINGE OF PENSHURST.

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No. 219.

TO HIS HIGHNESS THE MAHARAJA OF BIKANER.

---

*Viceregal Lodge, Simla, May 13th, 1912.*

MY DEAR MAHARAJA,

I have been in correspondence with Sir Walter Lawrence respecting the statue of the Queen-Empress that Your Highness has promised to give to the

new city of Delhi, and he enquires in a letter just received from him whether the proposed statues should be in bronze or white marble, and how much Your Highness would feel disposed to pay for it.

In the splendid climate of Delhi, where the rains are not excessive, my personal inclination would be in favour of statues of white marble, as I think they look splendid under a bright sun. As an indication of cost, Sir Walter Lawrence writes that the cost of the statues of the Prince and Princess of Wales in white marble, without pedestals, came to £5,000 (£2,500 each). The cost of bronze statues on suitable pedestals would be much larger. As soon as I am able to transmit to Sir W. Lawrence your wishes, he will approach the Queen and ask which sculptor Her Majesty would prefer, and then an estimate could be made. Will Your Highness therefore kindly let me know whether you wish the statue to be bronze or white marble, and what limit you wish to place to the cost?

I am writing in precisely the same sense to the Maharaja of Gwalior in connection with the statue that he promised of the King-Emperor.

When are you coming to Simla this year? Please let me know in advance, as I should like so much to see you again soon.

Believe me,

Ever your very sincere friend,

(Sd.) HARDINGE OF PENSHURST.

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No. 220.

FROM G. F. DEMONTMORENCY, Esq.

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*Delhi, May 13th, 1912.*

MY DEAR SIR JAMES DUBOULAY,

The experts have practically decided to leave for Simla on May 20th and so will be in Simla tomorrow week. They have been thoroughly over the ground now and have discussed much of the necessary detail, such as price of land and the extensions of the city, with the local officers. It is as well that they should now get to discussion of general principles with some of the high officials of the Government of India; and it is getting too hot down here now for them to do much out of door work.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

No. 221.

TO THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of the Viceroy's Council.

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*Viceregal Lodge, Simla, May 14th, 1912.*

MY DEAR SIR REGINALD,

As you will see, the Viceroy desires that you should see this letter from Sir Guy.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

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[ENCLOSURES TO THE ABOVE LETTER.]

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1. Letter from Sir Guy Fleetwood Wilson, dated 10th May 1912.
  2. Extract from the *Statesman*, dated the 7th May 1912, re Delhi boons, and Mr. Lovat Fraser's views.
  3. Extract from the *Bengalee*, dated the 8th May 1912, headed Anti-partition stone dead?
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No. 222.

FROM MAJOR E. C. BAYLEY, Private Secretary to Lieut.-Governor of the Punjab.

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*Barnes Court, Simla, May 15th, 1912.*

[Private.]

No. 545.

MY DEAR DUBOULAY,

I have submitted your letter of the 10th instant about Brayne to His Honour, who desires me to say in reply that he has kept Brayne at Delhi, mainly in the interests of the Tent Club, although some 18 months ago he nearly got into serious trouble over a collision between some unwilling beaters and members of the Tent Club.

He is Secretary of the Municipal Committee, and usually a civilian is not kept for more than two years at such a job. He has applied for leave, and so it was intended on his return to transfer him, but at his own request His Honour has consented to his remaining at Delhi until the autumn, by which time the future administrative arrangements for Delhi will be known.



If the Government of India then take over the enclave, it can easily be arranged to transfer Brayne as one of the staff. But in any case His Honour will gladly meet His Excellency's wishes.

Yours sincerely,  
(Sd.) ED. C. BAYLEY.

No. 223.

To THE HON'BLE MR. H. WHEELER, C. I. E., Offg. Secy. to the Govt. of India,  
Home Dept.

*Viceregal Lodge, Simla, May 16th, 1912.*

MY DEAR WHEELER,

The Viceroy is anxious that Mr. Brayne, I.C.S., now Secretary of the Delhi Municipality, should, if possible, be retained there at any rate for next cold weather. By His Excellency's desire I enclose a copy\* of the reply I have had from Major Bayley, Private Secretary to the Lieutenant-Governor. Would you show it to Sir Reginald, take a note of it, and let me have it back?

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

\* Copy enclosed.

No. 224.

FROM G. F. DEMONTMORENCY, Esq.

*Delhi, May 16th, 1912.*

MY DEAR SIR JAMES DuBOULAY,

I am sending to you under a separate cover a copy of the special survey map of Delhi and environs which has just been made for the experts. This is more accurate and up-to-date than any map which His Excellency has at present of the area. It is also on a scale of four inches to a mile and so is rather larger than the two inches to a mile map which His Excellency has been using.

Yours sincerely,  
(Sd.) G. F. DEMONTMORENCY.

No. 225

Secretary of State to Viceroy. (P. W. Dept.)

Telegram, 17th May 1912, 9-5 p. m. (Recd. 18th, 7 a. m.)

My Revenue Secretary's letter, dated 4th April. Lanchester embarks at Marseilles on 7th June per steamer *Maloja*. Have you sent any information for his use in accordance with Under Secretary of State for India's letter 2nd April?

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No. 226.

FROM COLONEL HIS HIGHNESS THE MAHARAJA OF BIKANER.

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*Bikaner House, Mount Abu, May 19th, 1912.*

MY DEAR LORD HARDINGE,

I have just sent Your Excellency a wire, saying that your kind letter of the 13th May only reached me here last night, as it had been redirected here from Bikaner, and that I was writing today, which I hope will explain the delay in my replying.

I am up here with my family in our little Rajputana hill station for May and June as usual—our two hottest months.

As regards the statue of the Queen-Empress which I had the privilege of offering to Your Excellency for the new city of Delhi, and which offer Her Imperial Majesty did me the honour of accepting, His Majesty at Delhi had mentioned to me that Sir Walter Lawrence would be able to help me, and Wigram subsequently wrote to me a little while ago to the same effect, and a little more than a month ago I wrote to Sir W. Lawrence, asking him to help me in the matter and let me have some details as to the cost, &c. I did not mention any figure so far as I remember, and I have not yet heard from him. I did not know at the time that Your Excellency, with all your heavy work, was taking such a kindly interest in the matter. Moreover, as I felt that I had given Your Excellency quite enough trouble in the past few months, and specially at Calcutta, I did not like to trouble you about it, nor to intrude upon you by writing to you about anything else also.

I quite agree that a marble statue would in every way be more desirable, and the Indian public too, I am sure, appreciate a marble statue in preference to a bronze one, even though a bronze statue is more costly, because in bronze the face, and indeed the whole statue, looks *dark*.

As regards the cost, that to me personally is a secondary consideration in this case, for apart from loyalty—which must inspire every Rajput—if I may

be permitted to say so, my personal feelings of gratitude for all past favours and gracious kindness and all the honour done me, as well as of devotion to, and admiration for, Their Imperial Majesties are such that my one long desire is that the statues should in every way be befitting our beloved Emperor and his gracious Consort, and at the same time worthy of the new Imperial city of Delhi—which we in Rajputana are all so anxious should, and are quite confident will, under Your Excellencies personal directions, be in every way a successful commemoration of the glorious events of the past few months, towards bringing which about Your Excellency has personally contributed so much.

I might inform Your Excellency that I am giving this statue from my Privy Purse, and not from the State Funds, and my idea was that it would cost us some Rs. 50,000 or Rs. 75,000, but from what you write I gather that for Rs. 75,000 (£5,000), it would be possible to have two good statues, and of course if a really good statue of Her Majesty can be executed for £2,500 or £3,000, or some such amount, it would be all the better. But in any case, I think my remarks will be a sufficient indication of my wishes to Your Excellency, and I believe you will agree with me that, in the circumstances, there is no need for me to mention any limit. May I therefore beg to leave the matter in Your Excellency's hands, and I further hope that you will be pleased to permit me to also pay for the pedestal.

\* \* \* \* \*

Believe me,  
Always yours very sincerely,  
(Sd.) GANGA SINGH.

No. 227.

FROM MAJOR-GENERAL H. H. THE MAHARAJA SCINDIA OF GWALIOR.

*Sipri, May 20th, 1912.*

YOUR EXCELLENCY,

I thank Your Excellency for your kind note of the 13th instant, about the proposed statue of His Majesty the King-Emperor for the new city of Delhi.

As regards the enquiry of Sir W. Lawrence, namely, whether the statue should be in bronze or white marble, I need hardly say that I leave the whole decision of the matter in Your Excellency's hands, and I should be glad to place at Your Excellency's disposal any amount that it may cost to the extent of one lakh and twenty-five thousand rupees.

In case this sum turns out to be too little, I shall be happy to advance any further sum that Your Excellency may consider sufficient.

I had been thinking of going up to Simla about the end of the month of September, as usual, but I shall be there whenever Your Excellency may be pleased to wish me to be there.

\* \* \* \* \*

Yours sincerely,  
(Sd.) M. SCINDIA.

No. 228.

Secretary of State to Viceroy.

P \* Telegram, 21st May 1912, 4-40 p. m. (Recd. 22nd, 5 a. m.)

*Private.* Lanchester. My official telegram of the 17th May. I saw him today. Can you arrange to send off information asked for to meet him on voyage? Instructions as to where he should proceed on arrival at Bombay should also be sent.

No. 229.

Viceroy to Secretary of State.

Telegram, 21st May 1912. (Despd. from Home Dept.)

Please instruct Lanchester that considered desirable he should stop at Delhi *en route* Simla to view sites and local conditions. Arrangements will be made to meet him there and details communicated to Bombay.

No. 230.

To G. F. DEMONTMORENCY, Esq.

*Viceregal Lodge, Simla, May 21st, 1912.*

MY DEAR DEMONTMORENCY,

Many thanks for the map you sent for the Viceroy's use. I have given it to him and he is very pleased with it.

Yours sincerely,  
(Sd.) J. H. DUBOULAY.

No. 231.

Viceroy to Secretary of State.

Telegram, 22nd May 1912. (Despd. from Home Dept.)

Your telegram, dated 17th May. Lanchester. Maps and notes on some of the points raised already despatched. Other information being collected and, so far as possible, will be sent to reach Lanchester prior to arrival.

No. 232.

Viceroy to Secretary of State.

\* Telegram, No. 92, 22nd May 1912, 2-45 p. m.

*Private.* Your private telegram of 21st May. An official telegram is going today, stating that maps and notes have been already despatched, and promising to send Lanchester other information being collected to meet him *en route*. Another went yesterday asking that he might proceed on arrival to Delhi where he will be met.

No. 233.

FROM THE HON'BLE MR. H. WHEELER, C. I. E., Offg. Secy. to the Govt. of India,  
Home Dept.

*Simla, May 22nd, 1912.*

D.-o. No. 569-Delhi.

DEAR DUBOULAY,

Your demi-official of the 16th May. I have shown the copy of Major E. C. Bayley's letter\* about Mr. Brayne, Secretary of the Delhi Municipality, to Sir Reginald and taken a note of it. I return the letter as requested.

Yours sincerely,  
(Sd.) H. WHEELER.

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\* Letter from Major E. C. Bayley, dated 15th May 1912.

No. 234.

FROM CAPTAIN G. S. C. SWINTON.

*Simla, May 23rd, 1912.*

DEAR LORD HARDINGE,

Our chance meeting of yesterday afternoon makes it unnecessary for me to report formally to you our arrival from Delhi and to ask you for an interview, but I should like to be permitted to give you, beforehand, some idea of the points which we should like to discuss with you on Saturday.

Your Excellency will remember that when we saw you, three weeks ago, we were anxious not to be unduly tied, and such is still our desire; but now, in digesting and working out our impressions, certain questions have arisen on which we think we should have your counsel and some instruction.

Perhaps it would help to make things clearer if I put down the lines on which we have been working up to the present time.

We understand that we are here for the purpose of advising Your Excellency and your Government on two main points, which you desire should be dealt with separately—

*First.*—On the choosing of a site for the future Capital.

*Second.*—On the general town-planning of the city on the selected site.

We have assumed that, in the selection of a suitable site and in the work of town-planning it, we should take into consideration the following points:—

Health, and treatment of unhealthy areas.

Safety, in case of trouble.

Room for expansion, for the whole city, and for its various component parts.

Approximate cost.

Sites for principal buildings, which necessarily involve consideration of the heights and dimensions of these buildings, their architectural relation to each other, and their general relation to approaches, avenues, vistas and open spaces.

Division of area among different classes and interests.

Water-supply and irrigation.

Sewage and sanitation.

Subsoil and storm water drainage.

Communications with the outside world.

Railways and their expansion.

Trade.

Communications of a more local character.

Roads and avenues—

(1) Through the site.

(2) Connecting it with adjoining areas.

Energy for power and lighting.

Tramways.

Parks, gardens and open spaces, and treatment of land unsuitable for building purposes.

River treatment.

Demolition of existing buildings, removal of existing roads, alterations of water ways, and provision of alternative routes for traffic approaching Delhi.

Removal of shrines and tombs.

Improvement of old Delhi and of other areas surrounding the site which may be selected, and regulations for their development.

Smoke abatement.

Relation to, and connection with, old Delhi, including the municipal relationship between the new and the old cities.

Relation to, and connection with, Cantonments.

Developments liable to be brought about by scientific advance.

And generally such matters as affect the convenience and comfort of the inhabitants, whether for purposes of residence, business or inter-communication ; together with, of course, dignity, beauty and a due consideration of amenities. This is a long list, but still, perhaps, Your Excellency would like to add to it or to alter its order, discriminating between essentials and requirements.

Anyway I hope it will do as headings for a discussion.

In studying the subject we have derived great benefit from the valuable Indian experience of those who have been attached to us, and we think that it would be an advantage to have similar help.

*First*, from gentlemen who have had Indian experience in such matters as malaria, or other medical problems ;

*Second*, from the Departments having the best knowledge of soils and geological formation ;

*Third*, from those qualified to speak on military, political and social or other considerations which might affect, fundamentally, the position of the new Capital.

We have now a good general knowledge of the lands surrounding Delhi and their possibilities for development, and we think the present a suitable time to talk over with Your Excellency, or with those with whom you would recommend us to consult, some of these points, before proceeding to draw up definite plans of any particular site.

Apologising for the length of this letter,

I am, yours sincerely,

(Sd.) GEORGE S. C. SWINTON.

No. 235.

To CAPTAIN G. S. C. SWINTON.

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*Viceregal Lodge, Simla, May 24th, 1912.*

DEAR CAPTAIN SWINTON,

Many thanks for your letter of yesterday.

Your definition of the two main points which form the object of your mission to India is, in my opinion, absolutely correct. I also agree generally with the further points which should come under your consideration in the selection of a suitable site and in the work of planning the new city. The headings you have enumerated will serve admirably for discussion tomorrow. I propose to have with me Sir Reginald Craddock, the Home Member of my Council, whose duty it is to deal with all matters affecting old and new Delhi.

Would it be convenient to you and your colleagues to come here at 10 A. M. tomorrow instead of 11 A. M., as there is a horse show later in the morning at Annandale that I have to attend?

I hope that Mr. Brodie has quite recovered from his recent indisposition.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

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No. 236.

To G. F. DEMONTMORENCY, Esq.

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*Viceregal Lodge, Simla, May 24th, 1912.*

MY DEAR DEMONTMORENCY,

You probably know that the Viceroy has asked the experts to come and see him tomorrow morning. He won't probably want you, but he would probably like you to be in attendance at Government House on the chance of being required. The time fixed was 11 A. M., but the Viceroy has just written to Swinton to ask if it would be convenient for them to come at 10 A. M. instead.

Yours sincerely,

(Sd.) J. H. DuBOULAY.



No. 237.

FROM H. HENSMAN, Esq.

*Simla, May 24th, 1912.*

[Private.]

MY DEAR DuBOULAY,

There is a matter, *re* temporary Delhi, which may, perhaps, have been overlooked. If it *has* been thought of, you can tear this up. It is the prosaic one of hospital accommodation next cold weather. I take it that some hundred clerks will be in residence from January 1st onwards—the coldest and worst time of the winter—and the Native establishment particularly will certainly suffer from the cold—pneumonia in all probability. Now, they must be well looked after, and in cases of lung disease everything depends upon good hospital wards—not mere brick and corrugated iron structures.

If I mentioned such a subject in the *Pioneer*, Calcutta would be only too glad to score another point, so I write this as the better course. I hope, by the way, that there is no truth in the rumour of cholera at Delhi at the present time. Forgive my officiousness!

Yours always,

(Sd.) H. HENSMAN.

No. 238.

TO H. HENSMAN, Esq.

*Viceregal Lodge, Simla, May 27th, 1912.*

[Private.]

MY DEAR HENSMAN,

Your letter about hospital accommodation at temporary Delhi. The Viceroy tells me he has been making enquiries on the subject and has no intention of losing sight of the matter. He fully realises the importance of a healthy winter.

Yours always,

(Sd.) J. H. DuBOULAY.

No. 239.

To SIR WALTER. LAWRENCE, G. C. I. E., &amp;c.

*Viceregal Lodge, Simla, May 28th, 1912.*

[Private.]

MY DEAR SIR WALTER,

I have received replies from Scindia and Bikaner respecting the statues of the King and Queen that they propose to give to the new city of Delhi. I enclose to you extracts from their letters.

I think it will be best to decide on marble statues, and for this you will see there will be plenty of funds available. Bikaner has curiously enough stated what I feel to be a great objection in bronze statues, *viz.*, that the face looks dark, and I think it is desirable that the faces of our Sovereigns should look white. In the climate of Delhi marble will do extremely well. There is no fear of its being stained by climatic conditions.

Perhaps you will now kindly go into the question of the best sculptor that is available, in consultation with Their Majesties, and let me know in due course the result. Perhaps you will also very kindly show Wigram the enclosures to this letter.

The Delhi experts are here, having spent about a month at Delhi, where they have thoroughly gone into the question of alternative sites. They have not yet come to any definite decision, but I personally think they will eventually decide on a site south of the old city. There is a magnificent plain to the south within half a mile of the old walls that has never been built upon, with natural drainage and with water 30 or 40 feet below the surface, and not 6 feet below the surface as in the Durbar area. I regard the question of health as the most important consideration in the selection of a new city, and I should think that to the south will be healthy, and there will on that site be unlimited room for expansion.

I shall be glad when a definite decision is taken, as I am simply itching to begin work on the new city. I naturally, however, do not wish to show any indecent haste about it.

Calcutta is calming down, as the English *boxwallas* are beginning to realise that they are in an absolutely isolated position and cannot even obtain support from the Bengalis.

Yours very sincerely,  
(Sd.) HARDINGE OF PENSURST.

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[ENCLOSURES TO THE ABOVE LETTER.]

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Extracts from letters from the Maharajas of Bikaner and Gwalior, dated 19th and 20th May 1912, respectively.

No. 240.

To COLONEL HIS HIGHNESS THE MAHARAJA OF BIKANER.

*Viceregal Lodge, Simla, May 28th, 1912.*

MY DEAR MAHARAJA,

Thank you so much for your letter of May 19th. I am writing to Sir Walter Lawrence by this mail, giving him fully Your Highness's views respecting the statue of the Queen that you propose to give to the city of Delhi, and at the same time expressing your and my opinions that the two statues should be of white marble.

\* \* \* \* \*

Believe me, ever yours very sincerely,  
(Sd.) HARDINGE OF PENSHURST.

No. 241.

To MAJOR-GENL. H. H. THE MAHARAJA SCINDIA OF GWALIOR.

*Viceregal Lodge, Simla, May 28th, 1912.*

MY DEAR MAHARAJA,

Thank you so much for your letter of May 20th. I am writing to Sir Walter Lawrence by this mail, and shall tell him the contents of your letter. The sum you have mentioned for the King's statue in the new city of Delhi will in my opinion be far more than will be required. I have written to the Maharaja of Bikaner, and he, like me, is in favour of a marble rather than a bronze statue for the Queen, and I think that both statues will be nicer in marble in the splendid climate of Delhi.

\* \* \* \* \*

Believe me, yours very sincerely,  
(Sd.) HARDINGE OF PENSHURST.

No. 242.

Viceroy to Secretary of State.

Telegram, 30th May 1912. (Despd. from Home Dept.)

Town-planning new Delhi. Is daily allowance of thirty shillings allowed to experts intended to cover cost of journeys by road, or may we pay in addition reasonable actual expenditure incurred on cabs, motors, elephants, &c., in connection with journeys made for official purposes? We favour latter view, as these are legitimate incidental expenses connected with their tour, and understand this to be your intention, but desire definite instructions.

No. 243.

FROM THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of the  
Viceroy's Council.

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Simla, May 30th, 1912.

MY DEAR LORD HARDINGE,

I will take an early opportunity of talking to Lukis about the matter of hospital accommodation in Delhi, which, as Your Excellency says, will be a question of some importance.

If, by any chance, there should be a good deal of sickness, it would never do to be caught napping. I rather fancy that Lukis has been thinking of this.

Yours very sincerely,  
(Sd.) R. H. CRADDOCK.

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No. 243a.

Viceroy to Secretary of State.

Telegram P., No. 101, 31st May 1912, 2-20 p. m.

*Private.* New Delhi. I have just been informed by the experts that the Durbar area as the site of the New City has been rejected by them owing to its insalubrious conditions, and that they accept the site to the south, which is the same as that indicated in my letter of March 14th, 1912. They have given me a rough plan of the new city, subject to modifications, and by next mail I will give you full details. I sent you a large scale map yesterday.

They do not think it necessary to remain here more than another three weeks and would like to return for two months in the winter. I have said that I think they ought to stop long enough to consider their plans with Lanchester. I will telegraph to you again after I have discussed the matter with my Council tomorrow.

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No. 244.

*Memorandum communicated to His Excellency the Viceroy by Captain G. S. C. Swinton on behalf of the Delhi Committee, dated Simla, 1st June 1912.*

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*Malaria.*—Interview this morning with Sir P. Lukis, and Major Robertson satisfies us that southern site is more advantageous than northern site from the malaria point of view.

*Irrigation.*—We are now satisfied that irrigation water can be supplied to southern site at a reasonable cost.

It does not therefore appear absolutely necessary that we should see the northern site under wet weather condition before rejecting it.

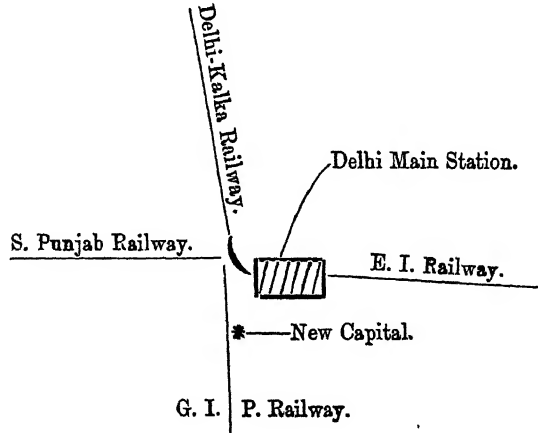
FROM THE HON'BLE MR. W. H. CLARK, C. S. I., C. M. G., Member of the Viceroy's Council.

*Simla, June 1st, 1912.*

MY DEAR LORD HARDINGE,

I have had some talk with Wynne about the alignment of the G. I. P. Railway (Agra-Delhi Chord) in connection with the proposed site for new Delhi. He says there will be no difficulty about moving the line further westward, towards the high ground, so as to get it out of the proposed park. No cost will be involved to the new capital account. The cost in any case will not be great and can be allocated to the Agra-Delhi Chord. The alteration of the railway alignment will place the station of the new capital on the west instead of on the east side, as it appears at present in Swinton's sketch map.

An awkward question eventually will be how to work traffic from the west, north and east without delays if the trains are to run both into the new capital and into Delhi Main. The rough sketch below shows the difficulty—



But that will have to be worked out later on. To divert the East Indian Railway into the new capital would be an immense business and very costly.

Yours very sincerely,

(Sd.) W. H. CLARK.

No. 245a.

Viceroy to Secretary of State.

Telegram P., No. 104, 2nd June 1912, 3-45 p. m.

*Private.* New Delhi. After consultation with my Council and with the Delhi Committee, we decided that it would be best that the experts should meet Lanchester at Delhi on June 22nd, when they will show him the plans and discuss matters fully with him, leaving to him to make any suggestions or to propose any modifications to me for my approval. Information and explanations having been given to Lanchester by the Committee, they will leave Delhi for England on June 30th, with a view to returning to Delhi for two months from the middle of December. It is not necessary in their opinion to see the south side of Delhi during the rains, as the natural fall and drainage are good, and on that side there is no water-logging. When the Committee has left, Lanchester can come on to Simla from Delhi.

I am confident that this will be the best manner to deal with Lanchester, and that the proposal for the Committee to return to India for two winter months is a practical one, since it will give them an opportunity of seeing Delhi at the season when it will be inhabited by the Government of India, and it will give them time to develop and perfect their schemes.

I have already received from the Committee, subject to modification, a plan for the laying out of the new city and during their absence a commencement will be made with the least possible delay in acquiring the requisite area and in commencing some of the principal roads that will be required. I hope to send you by next mail a copy of the plan.

I hope that above arrangements are generally approved by you.

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No. 246.

Secretary of State to Viceroy.

Telegram P., 3rd June 1912, 10-10 p. m. (Recd. 4th, 0-45 a. m.)

*Private.* Delhi Committee. Your private telegram of 2nd instant. I quite agree as to the arrangements you propose, and am looking forward with great interest to receiving the plans. As it may require official sanction, can you give me any idea of the additional expense entailed by the change suggested in Committee plans?

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No. 247.

To CAPTAIN G. S. C. SWINTON.

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*Viceregal Lodge, Simla, June 4th, 1912.*

DEAR CAPTAIN SWINTON,

I have had a telegram from Lord Crewe in which he agrees to the arrangements I proposed to him for your leaving on June 30th and returning

in the middle of December. He asks if I can give him any idea of the additional expense entailed by the change in the Committee's plans.

I think I shall be right in saying that the only additional expense will be your travelling expenses home and back again to India. Is that not so?

How soon can we make a communiqué to the Press? The sooner we do so now, the better. Why not prepare one tomorrow?

Will you ask Mr. Lutyens if I might have a copy tomorrow of the revised rough plan of the laying out of the new city? I want to give Lord Crewe a general idea of what is proposed for his private information.

Yours very sincerely,  
(Sd.) HARDINGE OF PENSHURST.

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No. 248.

FROM CAPTAIN G. S. C. SWINTON.

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*Simla, June 5th, 1912.*

DEAR LORD HARDINGE,

Mr. Lutyens is ill, and I have brought up the rough plan which you desire, as well rough drafts of two possible communiqués to the Press.

Mr. deMontmorency thinks that two, one to follow the other at a few days' interval, would be advisable.

I do not know if you will agree.

Perhaps you could see me on the matter, either now, or tomorrow morning.

The plan requires some explanation.

With regard to the question of expenses, we all agree that the only additional expense (if we went home now) would be our travelling expenses home and back again to India.

Yours sincerely,  
(Sd.) G. S. C. SWINTON.

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No. 249.

Viceroy to Secretary of State.

Telegram P., No. 109, 6th June 1912, 12-45 p. m.

*Private.* Delhi Committee. Your private telegram of June 3rd. Their travelling expenses home and back again to India will be the only additional expense.

249a

Viceroy to Sir Richmond Ritchie.

Telegram, No. 112, 7th June 1912, 3-15 p. m.

Could you very kindly ask the Institute of Architects to send me full information of usual terms for competition in architectural designs for public buildings, with the limits of time generally allowed for their preparation?

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 No. 250.

To THE HON'BLE MR. H. WHEELER, C. I. E., Officiating Secretary to the Govt. of India, Home Dept.

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*Vicregal Lodge, Simla, June 7th, 1912.*

MY DEAR MR. WHEELER,

I am desired by His Excellency to send you the enclosed communiqué, and to say that he wishes Home Department to issue it as soon as possible.

Yours sincerely,

(Sd.) J. SCOTT.

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The Delhi Town-planning Committee are at present engaged on the preparation of a report in regard to the area to be selected for the site of the new Imperial City and Cantonments at Delhi.

The site known as "the Durbar Area" has been subjected to a very close examination by the Committee, who had the opportunity of seeing the ground after a heavy fall of rain.

The ground has also been under the observation of the special Sanitary Officer attached to the Committee and of the Sanitary Commissioner of the Government of India.

It is understood that, after consultation with these officers and after a study of the data which have been collected in regard to flood and subsoil water and of other general considerations of importance, such as the extent of land required, the Committee have come to the conclusion that so much of this area is unsuitable for building purposes that the amount remaining will be insufficient for the requirements of an Imperial City.

It is therefore impossible for them to advise the Government of India to locate the new city on this area.

The site which commends itself to the Committee is the area to the south of Delhi and west of the more ancient cities which offers a combination of conditions favourable to secure health and good drainage, together with the æsthetic advantage of fine views over the present city of Delhi and the monuments of the Delhis of the past.



No. 251.

FROM MAJOR E. C. BAYLEY, C. I. E., Private Secy. to the Lieut.-Governor of the Punjab.

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*Barnes Court, Simla, June 7th, 1912.*

No. 725.

MY DEAR ADUBAY,

Will you kindly refer to your letter of the 12th March last in which you asked if His Honour would consider the question of game preservation in the Delhi District?

The matter has received His Honour's consideration, but in view of the fact that the Government of India will take over the whole of the Delhi District, His Honour thinks that the question of a game reserve had better be left to their decision.

Yours sincerely,

(Sd.) EDW. C. BAYLEY.

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No. 252.

Viceroy to Secretary of State.

Telegram, 8th June 1912. (Despd. from Home Dept.)

Your telegram May 29th. Parliamentary question regarding effect on cost of Council of territorial redistribution. Future location of Council at Delhi which may affect position of representatives in several provinces, who were not previously whole-time Members, but may in future be so and *vice versa* renders accurate comparison of cost impossible.

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No. 253.

To CAPTAIN G. S. C. SWINTON.

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*Viceregal Lodge, Simla, June 8th, 1912.*

DEAR CAPTAIN SWINTON,

The first "communiqué" was approved by my Council and will be issued. The only change made was the omission about land acquisition in the last paragraph, which has been struck out. The fact is we have already begun our acquisition proceedings, and we do not want to draw attention to them.

I shall hope to see you tomorrow and to discuss with you a few points that have arisen.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 254.

Secretary of State to Viceroy. (Home Dept.)

Telegram, 11th June 1912, 4-50 p. m. (Recd. 12th, 5 a. m.)

Your telegram, dated 30th May. Delhi Town-planning. Reasonable actual expenditure for conveyance may be paid in addition as proposed.

No. 255.

TO THE HON'BLE MR. E. D. MACLAGAN, c.s.i., Secy. to the Govt. of India,  
Revenue and Agricultural Dept.

*Viceregal Lodge, Simla, June 11th, 1912.*

MY DEAR MACLAGAN,

I enclose copy of a letter\* which I wrote to Bayley last March. I have just had a letter from Bayley saying that in view of the decision of the Government of India to take over the Delhi District, the Lieutenant-Governor thinks that the question had better be left for the decision of the Government of India. The Viceroy would be glad if the matter could now be looked into quietly by the Revenue Department, who have access to the Forest Regulations in force in the various Provinces, and he would like you also to consult the Home Department who may be able to throw light upon the subject from the point of view of special fees for gun licenses.

You will readily recognise that the question requires careful handling.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

\* Dated 13th March 1912.

No. 256.

FROM JOHN A. BRODIE, Esq.

*Simla, June 11th, 1912.*

DEAR LORD HARDINGE,

I have been considering the progress likely to be made in connection with the works of the new city looking at the matter very largely from the point of view of an Engineer responsible for the carrying out of large works at home, and also bearing in mind your desire that some of the works should be started as soon as the land has been acquired.

Real economy and quick progress in connection with such works largely depend on the preparation of complete information beforehand, and the organisation and handling of the works when once started.

My view is that it would be well, if possible, to arrange, so that the preparation of engineering information and data should proceed without a break, and that the Engineer who is to be responsible for the work should soon be in a position to look into such matters as are likely to affect the works and to prepare the lines of his organisation whilst there is still time to spare.

I would venture to point out that Mr. Ward, who has been attached to the Committee since our arrival at Delhi, is well acquainted with all the matters gone into by the Committee affecting the question of sites and general lay out and has been largely responsible for the preparation of the engineering information on which this decision has been based.

I have formed a high opinion of him as an Engineer, of his faculty for quickly acquiring accurate knowledge, and of his general powers of firmly handling the men under his control, and I would have no hesitation in recommending him for such a position.

I have, &c.,

(Sd.) JOHN A. BRODIE.

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No. 257.

To THE HON'BLE MR. H. WHEELER, C. I. E., Secretary to the Govt. of India, Home Department.

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*Viceregal Lodge, Simla, June 12th, 1912.*

[ Immediate.]

MY DEAR WHEELER,

His Excellency would like this communiqué to be issued to night, if possible.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

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*Communiqué.*

The Delhi Town-planning Committee have now completed their report on the selection of a site for the new Imperial City and Cantonments. The Durbar area has been definitely condemned as unsuitable. The area south of

Delhi between the Ridge and the Kutb Road has been chosen for the site of the new Imperial Capital, and the slopes running down from the western side of the same ridge have been recommended for the location of the Cantonment. This area lies high above flood-levels and has a good drainage. In these circumstances it will be unnecessary for the Committee to see the country in the rains. The Committee will now return to England and will come out again to Delhi in the cold weather for a short time in order to see the ground in the climatic conditions which will obtain during the Government of India's residence in Delhi, before they complete their plan and make their final recommendations.

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No. 258.

## THE NEW CAPITAL.

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FROM A CORRESPONDENT IN INDIA.

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The lines for the creation of the new and greater Delhi have been decided upon. The present city, with its business quarters and its factories, is to be permitted to spread, as portions of the ground may be found suitable, to the north and to the west, even perhaps to the east, across the Jumna; but the Viceroy's residence, the Secretariat and the buildings of the Government and its staff, all in fact that makes for the Imperial Capital of India, together with the cantonment for the troops, will lie on higher ground to the south-west.

Such is the recommendation of the English experts after more than two months' exhaustive study of all the features of the case. It is understood that they arrived in this country unfettered by restrictions. The stones laid by Their Imperial Majesties were to be considered as commemorations of the King-Emperor's decree that Delhi was to be the Capital of the British Raj. They were not bound to any particular site. They were free to look in every direction where the name of Delhi could be rightfully applied. But it is believed that they had impressed upon them one fact which they have kept steadily to the front throughout—the paramount necessity of health. Other things have to come in; the questions of sentiment, of cost, of convenience, of civil and military requirements; the securing of good positions for buildings and parks and open spaces, with ample room for expansion; the provision of facilities for external and internal communications; the need for an adequate water supply; all these have received the closest attention; but all had to be subservient to the one governing principle that the site was to be the very healthiest to be found in the vicinity of Delhi.

And so, after five weeks spent at Delhi going carefully over the ground, and three more weeks at Simla in consultation with the various authorities, they have made their choice, and it may be interesting to put on record the considerations which have undoubtedly guided them, and to show how the different sites were in turn discussed and eliminated until the last and best remained.

Probably many people, whose knowledge of Delhi is slight or gathered from maps, will wonder why a new city could not naturally grow on the east side, across the Jumna. Here

there is any quantity of space and good land given up to agriculture. It is of historic interest also, for it was in the neighbourhood of Patparganj, a century ago, that Lord Lake by his victory over the Mahrattas added the capital of India to the British dominions. Again it has the advantage of a fine view of the Fort and of the architectural triumphs of the past, as well as a river frontage. But it is this last fact which sealed its fate. The whole area is flat and subject to perpetual flooding. Much of it is unhealthy, while all of it is featureless. A city built here could only be made beautiful by a free use of water effects, and this would mean danger. It was soon evident that this eastern site was inadmissible.

Turning to the west the difficulties were of another character. In this quarter most of the ground is higher and probably healthier. But it has one great misfortune. The aspect is wrong. The straggling range of rocky hills, here at their broadest and highest, and numerous outcrops which could not be used for building purposes raise an insuperable barrier. A new city on this side would be entirely cut off. Not only would it be far removed in distance from the present city, but the only view it would have of it would be of factories and chimneys and railway lines. The minarets of the Jumma Musjid and all the monuments of the Hindu and Mogul patriarchs would be behind and below the sky line. No man, whatever his creed or colour, would recognise it as Delhi.

Quite different are the claims of the northern site. Here sentiment and association alike combined to make it peculiarly the Delhi of the English. Fifty years ago we consecrated this area with our blood. In later years, at three successive Durbars, we have identified it with all the colour and pageantry of regal magnificence. But the position for a siege battery or for a camp is not necessarily the ideal site for a great city, and as its advantages and disadvantages were canvassed, the last became woefully apparent. Where could a city worthy to be called an Imperial Capital be placed? There is the triangle occupied by the Civil lines badly laid out and vastly expensive to reconstruct. There is the historic Ridge, the only picturesque feature in a monotonous landscape, but far too sacred to be desecrated by the creation of modern buildings. There are some fever-laden gardens and a wide extent of low water-logged soil. Perhaps this last might be drained, but the process would be costly, and it would always be a source of trouble. When the experts came to look carefully into the *pros* and *cons* of this northern or so-called Durbar site, they found that, when the land upon the danger line of health had been ruled out, little remained within a reasonable distance of the old city walls. When to this was added the fact that this little was high in price and destitute of all æsthetic charm, is it wonderful that they decided to look elsewhere?

And on the south side they found what they required. Due south indeed, where the seven cities of ancient days rear their crumbling ruins, the locality was not suitable. To build here would have meant the removal or the incorporation into a modern town of many relics and sacred edifices. Some people also might have called this area man-worn. Fortunately it can be left untouched. The old Empire-builders of India were tied to the water side. They had their reservoirs and their aqueducts, but they were ignorant of the uses of the modern pump. And so it comes about that, while on the flat ground which lies alongside of the Jumna they had built and built again, higher up on the slopes of the hills lying to the right of the road to the Kutb, there is virgin soil.

On the one side of this ridge of hills will rise the Imperial Capital, dominating the plain; on the other the cantonments, where will be mustered the power by which that domination can be reared. The soil is good, the ground is on an average fifty feet higher than most of the country surrounding Delhi; and as the fall for drainage is excellent, it should be healthy. Water must of course be pumped, but there will be no difficulty in arranging this. The land being purely agricultural, it will cost little to acquire, while south and south-west the possibility of expansion is unlimited. The site should suit everybody, for, once the necessary

diversion of roads and railways has been completed, it will be curiously convenient; indeed the new Government House will be no further from the Jumma Masjid than the present Circuit House is today, while as due allowance is being made for wide avenues and fine architectural treatment, the approaches from the present city will be magnificent. Partially for sanitary reasons, partially for dignity and amenity, an open space, a thousand yards wide, will be left between the gates of the old and of the new, and on this and on a belt of the same character, which will be continued far to the south and to the west, there will be ample room for all forms of sport and recreation.

In conclusion, it is believed that the arrangements suggested will result in this new and greater Delhi becoming, and always remaining, a capital worthy of British India.

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No. 259.

FROM J. A. BRODIE, Esq.

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S. S. "Mooltan", June 15th, 1912.

DEAR LORD HARDINGE,

During the journey down to Bombay I have been further considering the organisation with the object of getting a good start and of getting a speedy execution when the works of new Delhi are once started. In the case of a Chief Engineer foresight, calm judgment, and powers of organisation are of much greater importance than a knowledge of detail of sewerage, roads and pipes, all of which can readily be provided by a first class assistant accustomed to this class of work. I do hope you will be able to retain Mr. Ward on this work.

I have, &c.,

(Sd.) JOHN A. BRODIE.

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No. 259a.

Secretary of State to Viceroy. (Foreign Dept.)

Telegram P., 18th June 1912. (Recd. 19th).

*Foreign. Secret.* Russian Vice-Consul at Bombay. Please refer to your telegram of the 8th ultimo. The statement regarding Consuls in the Colonies is, Foreign Office point out, incorrect. There are *exempli gratia* Consuls at Johannesburg and other inland places, while jurisdiction of Russian Consul at Melbourne extends to New Zealand and to the whole Australian Commonwealth. Your conclusion regarding Delhi is not, I presume, affected by this.

In the meantime I am consulting the Ambassador at St. Petersburg in regard to the likelihood of Tashkend being agreed to by the Russian Government.

No. 260.

TO THE HON'BLE MR. W. B. GORDON, C.I.E., M.I.C.E., Secy. to the Govt. of  
India, Public Works Department.

*Viceregal Lodge, Simla, June 18th, 1912.*

MY DEAR GORDON,

I enclose to you a typed copy of draft conditions for competition for designs of bungalows for new Delhi drawn up by Mr. Lutyens. Will you kindly have them overhauled by the proper officers of your department and corrected to meet Indian requirements with regard to the particular class of people for whom these bungalows are destined?

In view of the fact that one of the surest means of keeping down the expenditure on temporary Delhi will be to build bungalows as quickly as possible for clerks and others who at present will have to remain in Simla, I am sure you will agree with me that there should be no unnecessary delay before the conditions for competition are published.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

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 No. 260a

Secretary of State to Viceroy.

Telegram \*, 20th June 1912, 3-45 p. m. (Recd. 21st, 5 a. m.)

*Private.* Indian Budget will probably be taken in the House of Commons late next month. I should be grateful for as much information as you can give me by then with regard to new capitals of Delhi and Patna, especially as regards finance.

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 No. 260b.

FROM W. M. HAILEY, Esq., C. I. E.

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*Kitsbury Lawn, Berkhamstead, Herts, June 20th, 1912.*

MY DEAR DUBOULAY,

deMontmorency has written to me saying that His Excellency would be glad if I could come out at the beginning instead of the end of August, if this can be done without risk to my health.

His Excellency has shown me so much kindness that I am very unwilling to do anything which would be likely to cause inconvenience to him, but I feel myself obliged to ask his permission to avail myself of the full period of my leave. I am quite well now, but it takes a long time to get back one's full strength after a year's illness—for I had really been ill ever since my operation in March of last year, and the enteric was only a finishing touch. I have taken

hardly any leave during my service, and every day which I can spend in Europe now is of real value to me.

I can only put my case on this general ground; as I have said, I am quite well now, and it would not hurt me to come out earlier. I need not say, that I will do so without a minute's delay if His Excellency desires that I should do so.

With best wishes,

I am, yours sincerely,  
(Sd.) M. HAILEY.

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No. 261.

To E. LUTYENS, Esq.

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*Viceregal Lodge, Simla, June 20th, 1912.*

DEAR MR. LUTYENS,

I should be greatly obliged if you would kindly make me some rough sketches of what the new city of Delhi will be like so as to give my Council some idea of the questions that will have to be decided in connection with the architectural designs for the city.

I am sure you will understand that, in receiving your sketches, I retain freedom of action as to the selection of designs.

Yours sincerely,  
(Sd.) HARDINGE OF PENSHURST.

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No. 262.

Secretary of State to Viceroy.

Telegram P., 21st June 1912, 9-45 p. m. (Recd. 22nd, 9 a. m.)

*Private.* Architectural Competitors. Your telegram of the 7th instant to Ritchie. By today's mail papers have been sent.

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No. 262a.

FROM SIR RICHMOND RITCHIE, K. C. B., & C., Under Secretary of State for India.

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*India Office, Whitehall, S. W.*  
*June 21st, 1912.*

DEAR HARDINGE,

It is always rather a shock to find how long a comparatively simple thing takes to get itself done here. On receiving your telegram of the 7th as to the conditions of architectural competitions in connection with the Delhi scheme, I wrote to Mr. Leonard Stokes, the President of the R. I. B. A., and enclose



copy of his reply and the papers he sent me. Subsequently Holderness and I had a conversation with him, the main points of which are stated in the "notes" sent herewith.

All these papers have been shown to Lord Crewe, who asks me to send them out to you by today's mail, and to say that he will send you himself by next mail his observations, as he has not had time yet to consider the various points involved.

Yours very truly,  
(Sd.) RICHMOND RITCHIE.

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[ENCLOSURES TO THE ABOVE LETTER.]

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FROM L. STOKES, Esq., President of the Royal Institute of British Artists (to Sir Richmond Ritchie).

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2, Great Smith Street, Westminster, S. W.,  
June 11th, 1912.

DEAR SIR,

In reply to yours of the 11th, I presume you want information as to how best to conduct architectural competitions, and I send you herewith—

(a) Regulations of the Royal Institute of British Architects for architectural competitions; and

(b) Suggestions for Assessors in architectural competitions.

This latter document I must ask you to treat as more or less confidential, but it may help you to see the sort of duties that the assessor has to perform, and in the case of competitions we always think that the assessor is the first point to be considered, as he should help to draw up the conditions and advise generally on the competition.

There are several kinds of competitions, as I daresay you are aware, *e. g.*, limited and unlimited, and these again are divided into competitions which are finished in one heat so to speak, and competitions in which there are two heats, the first being preliminary sketches from which a certain number of the best are selected and their authors paid a fee and instructed to prepare more careful drawings, from which the final selection is made. For large buildings this latter course is generally adopted, but it takes more time. Perhaps it would be convenient to you if I were to call and talk over the subject with you, as there may be points which seem simple to me, but which are new to you.

As to the length of time generally allowed for competitions, it varies so much with the size and importance of the building, but I should think three months is not too long for a building of any considerable size and importance if in one heat or, say, four or five months in two heats.

You ask me for information respecting competitions, so I presume it would be out of place for me to say anything against the system, but I venture to hope that the whole question has been carefully thought out. Competitions tend to give young men their opportunity; on the other hand, men of standing will not always care to enter into competition, as there is always a large element of chance in them, as the conditions may not be understood and the assessors, although they do their best no doubt, are only human. Altogether I am inclined to think the Government would be better advised to put the work in the hands of men of experience. Of course this object, to some extent, would be obtained by limiting the competition to

architects *invited* to compete, and not open to the profession generally, or again, another method of procedure is to ask architects generally to submit "samples" of work they have done, and from these architects could be selected.

I hope I have not confused you by this somewhat incoherent letter, but as I have already said I shall be glad to call and discuss the matter with you if you think it would be of any help.

Yours truly,

(Sd.) LEONARD STOKES.

P. S.—If any further copies of the enclosed documents would be of any use to you, I shall be glad to forward same.

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*Notes of an Interview with Mr. Leonard Stokes, the President of the Royal Institute of British Artists.*

1. In the case of the London County Council Hall and offices, now being built, two assessors were appointed, one being Mr. Norman Shaw, and the other the County Council's own architect.

Mr. Norman Shaw's fee was £1,000. The competition in the first instance was open, and about 60 or 70 sketch designs were sent in. From these the assessors selected a few designs, and invited the selected architects to submit finished schemes. The selected architects were allowed to add a third assessor, and they chose Sir Aston Webb. Each selected architect was allowed £250 for expenses. The three assessors made the final selection.

2. In the case of the War Office buildings, six architects were nominated by the Institute. A seventh was afterwards added by the Government, and in the event he was the successful competitor.

3. The Indian Government would be well advised to begin by appointing an assessor. A liberal fee would be necessary, as he should visit Delhi. The Government might add its consulting architect as a second assessor. The two would advise the Government as to the most suitable conditions for the competition and as to the best mode of obtaining competitors. They would exercise general control over the design, and frame the instructions.

4. The competition might be open or limited. If open, it might be open (1) to the world, or (2) to architects practising within the British Empire, or (3) to architects in India and the United Kingdom. In the event of (1) or (2), long previous notice would be requisite.

5. Open competition for the Delhi buildings is probably not expedient. Competitors ought to visit Delhi before competing, and not many architects would think it worth while to enter an open competition involving this.

6. If the competition is limited, the Secretary of State could obtain from the Institute a confidential list of architects, who might be invited to submit designs. He could ask for six names; or he could ask for more, and from the list select, on the advice of the two assessors, the requisite number of names. Each architect invited to compete should be allowed a sum sufficient to cover his outlay, including the cost of a visit to Delhi. The competing architects might perhaps be allowed to nominate a third assessor.

7. If the buildings for which designs are to be invited are numerous and for different purposes, it might be advisable to divide them into two or three lots, and have a separate competition for each lot, and separate lists of selected architects. One man may be specially good if a town hall is wanted, another if it is the case of a residence or a church. But a man's name might of course figure on more than one list.

8. If the buildings are thus divided up, the assessors in settling the conditions and instructions to competitors would exercise the needful control over the entire operations, so as to ensure that they should be congruous as to styles and treatment.

9. There is no information as to the character, size or cost of the buildings to be erected. If they are likely to run into £2,000,000 or £3,000,000, division into lots would be almost essential. In England a building, such as the London County Council Hall and offices, costing three-quarters of a million is quite as much as one architect can satisfactorily undertake.

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No. 263.

FROM E. E. HALL, Esq.

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*Simla, June 25th, 1912.*

DEAR SIR,

I left at Holcombe this afternoon, at Mr. Lutyens' request, a rough plan of the new Delhi, with a note asking whether you would be kind enough to let His Excellency have the same for his own use.

There was not time to make a fresh copy, so Mr. Lutyens has left his own copy for His Excellency.

I asked the clerk at Holcombe to send them up to you, and I hope they arrived safely.

Yours faithfully,  
(Sd.) EDWARD E. HALL.

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No. 264.

TO E. E. HALL, Esq.

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*Viceregal Lodge, Simla, June 26th, 1912.*

DEAR MR. HALL,

Many thanks for your notes. The plan has safely arrived, and I have laid it before the Viceroy.

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

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No. 265.

FROM THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of the Viceroy's Council.

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*Simla, June 26th, 1912.*

MY DEAR LORD HARDINGE,

A reference has been made to Bihar and Orissa about their probable expenditure at Bankipur. In respect to Delhi, I do not think it would be wise to attempt any further estimate until we are much further advanced in our plans. The estimate of £4,000,000 represented the rough idea based on the cost of new Provincial capitals multiplied by a certain multiple to allow of the greater size and importance of the Imperial capital. It is no good to attempt a revised estimate unless we are really able to say that the revised estimate is

more accurate and certain than the rough estimate of the four millions. This we cannot do at present, and it is better to say so. Inasmuch as the site only has been selected, it would clearly be impossible, or at least most unreasonable, that we should be criticised for being unable, in the case of a site selected in, June, to state in July the cost of water-supply, buildings, drainage, roads, &c. &c. The selection of the site enables us now to set about preparing estimates under all these important heads.

I am always fearful of treading upon the sacred ground of the Finance Department, but it seems to me that, when we do frame our estimate, we should proceed on the following lines—

The expenditure should be divided into unproductive (in a financial sense) and productive, namely, giving some pecuniary return.

The first item would be *Land*. Now certain land will yield us nothing in return, namely, land used for roads, public offices and public buildings, parks and open spaces, and for any other buildings that pay no rent. On the other hand, certain other land will yield us no capital return, but will give a steady 5 per cent. on the cost of acquisition.

Thirdly, there will be a further class of land which will return us in capital cost more than we gave for it, besides yielding us a ground-rent which will fall at a good percentage, say, 7 to 10 per cent., on the original capital cost. Some of this capital will be locked up for a time, but in the end it will not only be repaid, but will yield a surplus which will go towards reducing the cost of the unproductive land.

Next we come to the buildings; the rent of these should be calculated to bring in 4 per cent. of the capital outlay. Then there would be a large outlay on the buildings that will bring no rent, and on the cost of roads, parks, &c.

Then there is the water-supply; this should be self-supporting, *i. e.*, the cost of maintenance, *plus* a small interest on the outlay. The drainage works would bring in no direct return unless there were also to be a drainage tax. This would depend upon the system of taxation adopted in the new city, but there might well be a conservancy tax, part of which, instead of being expended upon malodorous carts and sweepers, would go towards interest on the drainage outlay. When we have detailed plans and estimates before us sufficiently accurate for an approximate forecast, we should be able to arrive at some data like the following:—

Gross capital cost;

Deduct return of capital cost;

Net capital outlay.

The net capital outlay would then be divided into—

(a) yielding a return;

(b) yielding no return.

The expenditure on (a) could be raised by loans of the same nature as Port Trust, or Improvement Trust Securities, and bearing the same rate of interest.

If this were to be made 4 per cent., it would attract capital in India which  $3\frac{1}{2}$  per cent. does not attract. The expenditure under (b) would be met from general revenues, surpluses, &c., but it is probable that, as the new city developed, the return on expenditure (a) would yield an excess over the interest on the loan sufficient to give even a small percentage return on the unproductive expenditure classed as (b).

In these ways the ultimate burden on the general tax-payer should be very light. But it would be quite impossible at this stage to hazard any estimates at all of these various items. If we were too sanguine, we should expose ourselves to ridicule; if we were too pessimistic, we should court an immediate outcry at our extravagance.

On mature reflection I would keep the present Delhi Municipality entirely separate from what I would call the Delhi Imperial Fund, and it should be separately administered, and treated for accounts purposes much as we treat for financial purposes a large irrigation work, though of course with a good deal of *mutatis mutandis*. For example, instead of merging the rents of official residences into ordinary Public Works Department receipts, which would be swallowed up and disappear in the general Imperial revenues, they would be credited to the Delhi Funds. That is only one example. I write all this to Your Excellency for consideration. When I wrote a very short note, covering the innocent suggestion that temporary Delhi should be left separate from permanent Delhi, Sir Guy was at once up in arms. I was trespassing on his preserves. But I believe this to be the only way of demonstrating to the world that our new capital adventure is thoroughly sound financially, for the accounts of the Delhi Funds would be published, just like the accounts of a Port Trust, or a large Corporation; but capital and revenue should be so distinguished, as in a large irrigation work, that the capital out at interest, and the return being received, should be capable of easy determination. If Your Excellency is inclined to think that there is something in this idea, it would be better if Gillan were approached by you, and not by me. I do not want to tread on anybody's toes. If we do not follow this system, our initial expenditure will all come from Imperial, and our receipts will be buried away partly in municipal accounts, and partly under general Imperial revenues, from which we shall never be able to disinter them.

I enclose, for Your Excellency's information, a copy of a note that I gave to Major Beadon to help him over his land acquisition estimates. If Gillan is able to find advantages in this method of establishing a Delhi Fund, he could work it out and put it into shape for the proper classification of accounts, on the lines of a large irrigation work. If he cared to do so, I could discuss it with him, though of course I do not claim to be in any sense an authority on high finance.

Yours very sincerely,  
(Sd.) R. H. CRADDOCK.

## [ ENCLOSURE TO THE FOREGOING LETTER. ]

*Acquisition of land at Delhi and return to be obtained from it.*

The map containing the Durbar Committee's proposals shows in pink the area recommended for acquisition in connection with the site of the new capital and surplus adjacent land; it shows in green the area surrounding old Delhi and the Civil Station, which it is considered desirable to acquire for sanitary and other reasons; and it shows in blue still further areas over which it is advisable that control should be exercised. The present note is not concerned with the areas shown in blue. Before, however, it is possible to satisfy the financial authorities regarding the expediency of acquisitions for the pink and green areas respectively, it is necessary that there should be as reliable estimates as possible of—

- (1) the approximate cost of acquisition; and
  - (2) the approximate return.
2. Of the areas included in the new city there will be four distinct classes—
- Class I.*—Land which will be wholly unproductive, so far as any money return is concerned. This will include roads, parks, Government House, offices, and all buildings from which no rent is levied.
- Class II.*—Areas which will pay rent, but will not return any of the capital expended. In this class will fall all compounds of official residences on account of which rent is levied. It is estimated that the full cost of the land required at Delhi will not exceed Rs. 200 per acre. A rent of Rs. 10 per acre per annum, included in the house-rent, would yield 5 per cent. on the capital outlay.
- Class III.*—This will consist of land let out by the acre for the compounds of houses to private persons, including Feudatory Chiefs, Zamindars, *Raises*, the larger shop-keepers, hotels and so forth. The probable estimate of the outside price, that is to say, the minimum price, at which this land will be offered will be Rs. 300 per acre paid down as premium, with annual ground-rent of Rs. 15 per acre liable to revision on renewal of the lease at intervals of every 30 years.
- Class IV.*—This is land (the present estimated area is 90 acres) which will be available for house sites in streets constituting new bazaars in Delhi. If land of this description is sold by the 100 square foot, it should bring in a premium of Rs. 2,500 per acre, and should pay a ground-rent of about one-twentieth of that amount. At this rate the 90 acres to be covered with bazaar buildings should bring in Rs. 2,25,000 down and Rs. 11,250 ground-rent per annum.

All the areas which are actually to be included in the new Imperial city site, including sanitary zones or other lands to be kept free of buildings, should be counted up and estimated on the basis above described under the classes into which they fall.

3. It now remains to be seen to what extent, and at what cost, the recommendations of the experts in regard to the acquisition of land not immediately required for building can be carried out. The main objects are—

- (1) to maintain control of this land and
- (2) to make the present control and future complete acquisition as cheap as possible.

The best method would appear to be to buy out the Zamindars' rights in these lands, and similarly to buy out any occupancy rights of ryots that may exist. The land would then be re-let to both the ex-Zamindars and the ex-ryots as Government tenants holding on terminable leases. The rents to be realised would approximately amount to double the land revenue, but it would be unnecessary to reduce rents already paid by tenants to Zamindars unless these were plainly extortionate. On the other hand, the question has to be considered whether the present occupiers would not be more easily reconciled to a diminution of their status if their new rents were fixed on a moderate basis, and if their future tenure were to be made terminable

only on due notice of a year, and on the payment of compensation for disturbance calculated at about five or ten times the annual rent. The payment of future compensation would probably cause the ryots to be content with less now; and even if the future compensation payable should be as much as Rs. 50 an acre, the ultimate acquisition would still be profitable; for *ex hypothesi* no such tenants would be required to vacate their lands unless they were immediately wanted for building purposes, in which case they would command a very high value. Under this method it would probably be possible to show that the money expended in buying out rights without interfering with the occupation of the land would yield Government a certain 5 or 6 per cent. per annum, or possibly even more, and that it would be distinctly in the public interests for these acquisitions to be financed by means of loans.

The question remains about village sites within these extra areas. Here again it will be necessary to buy out the proprietary rights of the Zamindars, in respect of which a nominal payment of about Rs. 15 an acre should suffice. All householders would continue to occupy their houses as they have done hitherto until the time came for the village site to be acquired for other purposes. When that happened, and in that case, the house-owners would not receive any compensation on account of their sites, but would receive full value for the buildings. These terms should all be included in the terms of settlement made with the ryots and incorporated in the leases given to them. The great desire of the ryots to pursue their agriculture peacefully, and not to be ousted from their lands and set adrift would very probably induce them to acquiesce in terms, which would involve no very great outlay in the present, and would bring in a fair return upon such outlay as had to be incurred.

R. H. C[RADDOCK],—19-6-12.

No. 266.

Viceroy to Secretary of State.

Telegram P., 28th June 1912. (Despd. from Foreign Dept.)

*Foreign. Secret.* Consular representation at Delhi. Please refer to your telegram of 18th instant. Conclusions of Government of India are not affected by facts mentioned in your telegram. Number of foreigners at Delhi is infinitesimal, and Consular Officers living there would find no legitimate functions to perform, and there would be increased tendency for them to usurp the immunities, privileges and functions of diplomatic agents. Further we consider that welfare of nationals as individuals can best be looked after at various ports where nationals reside and trade.

No. 266a.

FROM SIR RICHMOND RITCHIE, K. C. B., &c., Under Secretary of State for India.

*India Office, Whitehall, S. W., June 28th, 1912.*

DEAR LORD HARDINGE,

Herewith further papers from Mr. Leonard Stokes, the President of the Royal Institute of British Architects, as to questions connected with the competition for the new Delhi buildings.

Lord Crewe has seen them; but I do not know whether in his letter this week he is telling you his views,

Yours sincerely,

(Sd.) RICHMOND RITCHIE.

[ ENCLOSURE TO THE FOREGOING LETTER. ]

FROM L. STOKES, Esq., President, Royal Institute of British Architects.

9, Conduit Street, London, W.,  
June 24th, 1912.

DEAR SIR RICHMOND RITCHIE,

Thanks for your letter of the 21st. I will get the additional papers\* asked for, and send them to you with pleasure.

Since I saw you the other day, I have been thinking over the question of how best to proceed with regard to the great building project at Delhi, and it has struck me that it would be a mistake to flood the market—so to speak—with too much work at a time, both from an architectural point of view and also having regard to probable trouble of getting builders and so many men and so much material together at one time. I therefore venture to suggest the possibility of dividing up the work somewhat, taking first the most pressing and that which will take the longest to build, and dealing with it somewhat as follows:—

Institute a limited competition or competitions for one or two of the largest buildings, and invite, say, 6 or 8 of the best architects that can be found to compete, offering the work to the successful competitor in each competition (if there was more than one) and to each of the other competitors the designing of one of the lesser buildings required. All competitors should be required to visit Delhi before competing and should each receive a fee for so doing and for competing.

If the above suggestion were carried out, a start would be made, and from the experience gained the other buildings required could be dealt with by further competitions or by employing direct those architects who gave most satisfaction in the initial buildings, or again, these gentlemen might form an advisory committee to help in developing the scheme.

Of course, if I knew a little more about the number, nature and size, of the buildings required and their probable cost, I should be in a better position to help you, and if you can get this information I will with pleasure go more fully into the matter and prepare a definite proposal, if you wish, but from what you were able to tell me I have formed the above general conclusions.

As to the question of assessing your competition or competitions, I feel that one man should be made responsible for each. It would no doubt be an admirable thing that he should have help, particularly on local conditions—and Mr. Begg's help would be invaluable on such questions—but in so helping he would in no way relieve the assessor from full responsibility in making his selection. I have been making enquiries as to the general opinion on recent competitions where three assessors acted, and I find it is felt that divided responsibility led to unsatisfactory results—at least competitors feel this—so that one assessor—with one or, if thought advisable, two assistants—would I think be the best arrangement, and he should be appointed early in the proceedings, so that you may have the advantage of his help throughout and to give you some idea of the sort of particulars that have to be prepared. I am trying to get to send to you a copy of the conditions in a recent fair sized competition.

Yours very truly,

(Sd.) LEONARD STOKES.

P. S.—I shall be glad to give any further help in my power.

(Intd.) L. S.

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\* Copies of the prints enclosed with my letter of 21st June.—(Sd.) R. R.



No. 267.

FROM G. F. DEMONTMORENCY, Esq.

*Delhi, June 28th, 1912.*

MY DEAR SIR JAMES DUBOULAY,

Captain Swinton and Mr. Lutyens left for Bombay this morning. The previous two days were spent by them at Delhi in going over the southern site and its environs with Mr. Lanchester. I told Mr. Lanchester on his arrival that he was present as a consulting expert, and was not a member of the Committee; but that he was expected to get into touch with the work which the Committee had done and to advise His Excellency on any points which might seem necessary. Mr. Lanchester has accepted the position very sensibly, and his interviews with Captain Swinton and Mr. Lutyens have been very amicable and sensible—on both sides. They have explained their tentative lay-out to him in the fullest detail without reservations, while he has agreed that the main and central portion of their scheme is on right lines, and is not prepared to offer any criticism in regard to it or suggest modifications. He wishes however to work at the outlying portions and side-roads and communications of their lay-out, and suggest modifications and improvements of these. Mr. Lutyens and Captain Swinton seem agreed that some of his suggestions in regard to the latter portions are sensible and deserve attention, and in particular think that much of the work which he seems inclined to do in thinking out the extensions of the city and the communications between them and the new settlements will be useful.

Mr. Lanchester leaves for Simla tomorrow night and arrives there on Sunday. He is staying at Faletti's Cecil Hotel. Sir Reginald Craddock wanted me to see the Collector of Meerut before I returned to Simla; I have had no opportunity of doing so, while Mr. Lanchester and the rest of the Committee have been here, so I shall go to Meerut on Saturday and reach Simla on Monday morning, 24 hours after Mr. Lanchester. If His Excellency should wish to see Mr. Lanchester on Monday before I arrive in Simla, will you kindly write to Mr. Lanchester direct to Faletti's Hotel or telephone to Captain Roberts, R. E., who will be at our office at Holcombe and will tell Mr. Lanchester? I shall be arriving by the 12-30 train on Monday. I went up to the Circuit House, where the work seems to be going on well. The temporary works are going on at a great pace. It is very hot in Delhi, and rain is anxiously awaited. This office in Delhi has never been under 100° since I came down from Simla!

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

Copy of a letter from His Excellency the Viceroy to the Hon'ble Mr. R. W. Gillan, C. S. I.,  
Acting Member of the Viceroy's Council, dated the 28th June 1912.

About a week ago I received a private telegram from the Secretary of State, stating that the Indian Budget would probably be taken in the House of Commons late next month, and adding that he would be grateful for as much information as I could give him by then with regard to the new capitals of Delhi and Patna, especially as to finance.

I have asked Sir Reginald Craddock to refer to the Government of Bihar and Orissa about their probable expenditure at Patna.

In respect to Delhi, I do not think it would be wise to attempt any further estimate until we are much further advanced in our plans. The estimate of £4,000,000 represented the rough idea based on the cost of new Provincial capitals multiplied by a certain multiple to allow of the greater size and importance of the Imperial capital. It is no good to attempt a revised estimate, unless we are really able to say that the revised estimate is more accurate and certain than the rough estimate of the four millions. This we cannot do at present and it is better to say so. Inasmuch as the site only has been selected, it would be clearly impossible, or at least most unreasonable, that we should be criticised for being unable, in the case of a site selected in June, to state in July the cost of water-supply, buildings, drainage, roads, &c. The selection of the site enables us now to set about preparing estimates under all these important heads.

Under these circumstances it seems to me that, when we do frame our estimates, we should proceed on the following lines:—

The expenditure should be divided into unproductive (in a financial sense) and productive, namely, giving some pecuniary return.

The first item would be *Land*. Now certain land will yield us nothing in return, namely, land used for roads, public offices and public buildings, parks and open spaces, and for any other buildings that pay no rent. On the other hand, certain other land will yield us no capital return, but will give a steady 5 per cent. on the cost of acquisition.

Thirdly, there will be a further class of land which will return us in capital cost more than we gave for it, besides yielding us a ground-rent which will fall at a good percentage, say 7 to 10 per cent., on the original capital cost. Some of this capital will be locked up for a time, but in the end it will not only be repaid, but will yield a surplus which will go towards reducing the cost of the unproductive land.

Next we come to the buildings; the rent of these should be calculated to bring in 4 per cent. of the capital outlay. Then there would be a large outlay on buildings that will bring no rent, and on the cost of roads, parks, &c.

Then there is the water-supply; this should be self-supporting, *i.e.*, the cost of maintenance, *plus* a small interest on the outlay. The drainage works would bring in no direct return, unless there were also to be a drainage tax. This would depend upon the system of taxation adopted in the new city, but there might well be a conservancy tax, part of which, instead of being

expended upon malodorous carts and sweepers, would go towards interest on the drainage outlay. When we have detailed plans and estimates before us sufficiently accurate for an approximate forecast, we should be able to arrive at some data like the following :—

- Gross capital cost;
- Deduct return of capital cost;
- Net capital outlay;

the net capital outlay would then be divided into—

- (a) yielding a return;
- (b) yielding no return.

The expenditure on (a) could be raised by loans of the same nature as Port Trust or Improvement Trust Securities, and bearing the same rate of interest. If this were to be made 4 per cent., it would attract capital in India which 3½ per cent. does not attract. The expenditure under (b) would be met from general revenues, surpluses, &c., but it is probable that, as the new city developed, the return on expenditure (a) would yield an excess over the interest on the loan sufficient to give even a small percentage return on the unproductive expenditure classed as (b).

In these ways the ultimate burden on the general tax-payer should be very light. But it would be quite impossible at this stage to hazard any estimates at all of these various items. If we were too sanguine, we should expose ourselves to ridicule; if we were too pessimistic, we should court an immediate outcry at our extravagance.

On mature reflection, I would keep the present Delhi Municipality entirely separate from what I would call the Delhi Imperial Fund, and it should be separately administered, and treated for accounts purposes much as we treat for financial purposes a large irrigation work, though of course with a good deal of *mutatis mutandis*. For example, instead of merging the rents of official residences into ordinary Public Works Department receipts, which would be swallowed up and disappear in the general Imperial revenues, they would be credited to the Delhi Funds. That is only one example.

I believe this to be the only way of demonstrating to the world that our new capital adventure is thoroughly sound financially, for the accounts of the Delhi Funds would be published, just like the accounts of a Port Trust, or a large Corporation; but capital and revenue should be so distinguished, as in a large irrigation work, that the capital out at interest and the return being received should be capable of easy determination.

If we do not follow a system of this kind, our initial expenditure will all come from Imperial funds, and our receipts will be buried away, partly in Municipal accounts, and partly under general Imperial revenues, from which we shall never be able to disinter them.

If you are able to find advantages in this method of establishing a Delhi Fund, perhaps you will kindly consult Stokes, who would assist you to work it out and put it into shape, for the proper classification of accounts, on the lines of a large irrigation work. Sir Reginald Craddock would, I know, be very pleased to discuss the matter with you, the ideas contained in this letter being chiefly his.

No. 268.

FROM CAPTAIN G. S. C. SWINTON.

*Bombay, June 29th, 1912.*

DEAR LORD HARDINGE,

A line with a bad pen in a shaky train to say "good-bye" for the time being.

We ran into the monsoon and heavy rain early this morning, some 200 miles from Bombay.

You will be glad to hear that our two days at Delhi with Mr. Lanchester went off very well.

He has evidently taken considerable pains to understand the question; and though he is disappointed at not being a member of the Committee, he said at once that he would not wish to interfere in any way with our main lines, but that he thought he might be helpful in suggestions as regards our outer limits, and especially in connection with the extensions and improvement of the old city.

I think that, when he has had a day or two more at Delhi and has had the advantage of talking to Your Excellency and some others up at Simla, he will be quite useful on these points, and you will, I imagine, indicate to us the particular suggestions to which you think we should pay attention.

Thanking you and Lady Hardinge once more for all your kindness to us,

I am, yours sincerely,

(Sd.) G. S. C. SWINTON.

No. 269.

Extract from a letter from His Excellency the Viceroy to the Hon'ble Sir Reginald Craddock, K. C. S. I., Member of the Viceroy's Council, dated the 3rd July 1912.

In view of the fact that Sir Louis Dane does not appear to have understood the purport of our letter to him respecting the Delhi District, do you not think it would be a good plan to ask him to be present at our meeting of Council on Friday when we shall discuss the question of how much we shall take over in our enclave, and shall thus have an opportunity of hearing his views? I think it would be very useful to have him there.

No. 270.

Extract from a letter from the Hon'ble Sir Reginald Craddock, K. C. S. I., Member of the Viceroy's Council, to His Excellency the Viceroy, dated the 4th July 1912.

Directly I saw Sir Louis Dane's letter I wrote to him and said I would like to talk over the matter. I did so, and I also showed him a copy of my original note written at Delhi. He was considerably mollified, and will, I think, help us out the best he can. He would be much gratified if he were permitted to discuss the subject at the Council on Friday, and his presence there will

conduce very greatly to the smoother settlement of difficulties later on. Perhaps he had better not see the notes on his letter, and it is not necessary that he should, because the issue is a simple one. I am sorry the official letter was not more explicit. It was one of those blue slip cases, in which one sometimes does not notice a slight defect which longer consideration would correct.

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No. 270a.

Secretary of State to Viceroy.

Telegram P., 5th July 1912, 9-35 p. m. (Recd. 6th, 10-5 a. m.)

*Private.* Budget. My private telegram of the 20th ultimo. May it be (? stated) in debate that following is complete list of objects on which Government expenditure at Delhi will be necessary, namely, land acquisition, roads, drains, water-supply, electrical installations, Government House, place of meeting for Council, public park, Government offices, Municipal buildings, Cantonments, and temporary accommodation as proposed in your letter, No. 15-Public Works, dated June 6th, 1912, and that, so far as can now be judged, you regard four million as reasonable estimate for these items.

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No. 271.

FROM THE HON'BLE SIR ROBERT CARLYLE, K. C. S. I., C. I. E., Member of the Viceroy's Council.

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*Simla, July 6th, 1912.*

MY DEAR LORD HARDINGE,

I am not noting on the file on the question of a Chief Engineer for new Delhi, but I think I ought to let you know what arrangements I would propose if Gordon is not appointed. I consider that far the best man available for the appointment is Gordon, but he would not be willing to be under Hailey in any way, although of course he would co-operate to the fullest possible extent. I can myself see no insuperable difficulties in the way of the Chief Engineer working directly under the Government of India.

If for any reason Gordon cannot be appointed, I would suggest H. T. Keeling, who is a Superintending Engineer in Madras. He has had exactly the experience required, *i. e.*, construction of large buildings, design and control of important sanitary works, and his early training was in irrigation, in which he made a very high reputation. He also gets on extremely well with officers of other departments, and is a man of great push and energy. I do not know him personally, but this is the character I have got of him. He has no local knowledge, but he would not take long to pick this up.

I remain, &c.,

(Sd.) R. W. CARLYLE.

No. 272.

TO THE HON'BLE MR. W. B. GORDON, C.I.E., M.I.C.E., Secy. to the Govt. of India,  
Public Works Dept.

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*Viceregal Lodge, Simla, July 7th, 1912.*

MY DEAR GORDON,

I am desired by His Excellency the Viceroy to send you a copy of a private telegram received from the Secretary of State, dated the 5th July 1912, regarding the Indian Budget.

I am to ask you whether there are any other buildings or works to be included in the list, besides those mentioned in the telegram.

His Excellency, when replying, will state that the cost of the temporary works at Delhi is not included in any estimate made for the new city.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

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No. 273.

TO THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of the Viceroy's  
Council.

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*Viceregal Lodge, Simla, July 7th, 1912.*

MY DEAR CRADDOCK,

I am desired by His Excellency to send you a copy of a private telegram received from the Secretary of State, dated the 5th July 1912.

I am to ask you whether there are any other buildings or works to be included in the list, besides those mentioned in the telegram.

His Excellency, when replying, will state that the cost of the temporary works at Delhi is not included in any estimate made for the new city.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

## FIRST REPORT OF H. V. LANCHESTER.

*The Selected Area.*—I am in entire accord with the decision of the Committee as regards the area to be allocated to the Imperial city and with the reasoning that leads to the decision they arrived at.

This site having been adopted, certain considerations arise in regard to its treatment. Some of these have been partially dealt with by the Committee, but others remain which demand study, and it is to these that I think my efforts can be most profitably directed.

These come under the following heads :—

- (1) The development of the Indian city.
- (2) The diversion of the G. I. P. Railway.
- (3) The approaches to the Imperial city.
- (4) The communications with the present Civil Lines and Durbar area.
- (5) The treatment of the Jumna riverain and adjacent areas.
- (6) Buildings, their architectural treatment and constructional methods.

*General Principles.*—Before dealing with these in detail it appears desirable to include a few remarks on some of the guiding principles in regard to the æsthetic aspect of the question. A city impresses or otherwise according as the interest is maintained or developed throughout. As in a symphony or a drama, one should be able to pass from point to point ever finding new aspects and fresh developments. To pursue the simile—the musician and the dramatist do not lay bare at one stroke their whole conception, but seek to unfold it by degrees. In like manner the civic designer deals with the material at his disposal, and with this end in view conserves the effects so that they may be cumulative.

Of course the imaginative treatment must be based on the practical necessities which the city is designed to fulfil, but these are a help rather than a hindrance and are of the first importance in determining character.

To illustrate this point, it is a recognised axiom that any building should express the purpose for which it is utilised, and that such expression should go beyond a mere suitability, but should extend to its architectural conception. Thus, for example, a military secretariat building should at a glance be distinguishable from a legislative and either from an agricultural. It may be maintained that a general uniformity of line and mass is desirable, but this

should not outweigh those differences that are of the utmost value in imparting interest to the city scheme.

The same considerations influence lines of route and the main avenues of a city plan. If a straight line of considerable length is adopted, great care must be taken that the effect should not be monotonous. The well-known example of the Avenue des Champs Elysées is a case in point. It may be regarded as the maximum length possible, and is subdivided into several types of treatment, thus commencing as a garden court it passes through a spacious place, then through public gardens before taking the form of an avenue with defined building lines.

A method more suited to the usual scale of civic design is that adopted by Nash, the designer of Regent Street, which, in conjunction with Portland Place, possesses no fewer than four axial lines linked together by the Quadrant, the bend where Hanover Chapel formerly stood, and Langham Place. This fine design carried on the interest so well from one section to another that it is a standing object-lesson for those engaged in laying out new areas.

*The Sketch lay out.*—The sketch lay out of the Committee seems to me to suggest somewhat too great a concentration of the buildings calculated to impart interest to the new city on the line of the central avenue, leaving the remaining areas too much to their fate. Thus, while this avenue is an eminently suitable position for the secretariats, it is certainly practicable to avoid packing them so closely together, by breaking the line and placing two or more at points that will afford them an opportunity of closing vistas from other portions of the Imperial area. Such a course will conduce to the variety of treatment previously indicated as desirable.

Returning to the considerations before mentioned under heads 1 to 6.

*The Indian City.*—(1) After careful study of the information afforded as to the probable increase of the Indian city, it appears that the area most suitable for allocation to this purpose is that immediately to the west and south-west of the Sadr Bazar (see plan), which would be healthier and less costly than any other land in such close proximity to the existing city.

A central avenue on an alignment due west from the Jumma Masjid would form the main traffic route nearly bisecting the area in question, and the eventual extension of this to the square west of the Jumma Masjid would bring the new quarters into intimate connection with the old.

Supplementing this the scheme dealt with under section (3) would afford a limited number of sites for high class residences and offices in close touch with the existing Indian city.

The main extension westward would be suitable for commercial and manufacturing purposes, as it would be bounded by the railways along its northern side.



*Railway Diversion, &c.*—(2) The Committee having recognised the desirability of removing the section of the Agra Chord line (Great Indian Peninsula) between Kilokri and Sadr Bazar stations, it is needful to determine another route by which this line can be diverted westward and brought into Delhi, more especially as there is no broad gauge line serving the area selected for the new military cantonment.

I understand that the possible alternatives must be carefully gone into by the Railway Board before a definite decision can be arrived at, but in respect of other interests I venture to suggest that, if it be found practicable, a line following more or less that shown on the accompanying plan would be the most convenient.

I am of opinion that the area occupied by the village of Rohilla Serai and adjacent land (colored purple on plan) might be found suitable for a marshalling ground, but this again is subject to the considered decision of the Railway Board.

*The approaches to the Imperial City.*—(3) The effect of a city so largely depends on the character of the route by which it is first approached that I regard this point as one of paramount importance.

Now it seems clear that, whatever other railway facilities may be afforded, the conjunction of the various lines along the north side of the existing city, and there only, will determine this section as the only possible one for the principal station, that is to say, the existing station may be retained, or it may be shifted eastwards as far as the Salimgarh, but not elsewhere.

Apparently the Committee's view was that from the existing station a road should be carried through the Victoria Gardens and the Indian city to point where their main avenue strikes the city wall near the Ajmer Gate. I venture to suggest that this route would be very costly, passing as it does through a quarter thickly built over with valuable property, and that it can never be architecturally comparable with the alternative route I propose.

This latter would necessitate a new passenger station which should be of fine design, placed on the site of the present railway gas works and with a spacious place in front, from which should debouch an avenue following the line of the present Lothian Road (see plan) and continued into an extensive square in front of the Jumma Musjid. The continuation of this avenue, through Wards 10 and 11 of the city, would be relatively inexpensive, as property here is cheaper than on any other area within the city walls.

This avenue would have open ground on each side and would afford fine views of the Fort, the Jumma Musjid and the King Edward Memorial, which latter would, however, be better placed on the central axis at a point between the military lines and the south wall of the city. No other approach to the Imperial City could, from an artistic standpoint, compare with this, and it

should not be costly, as the expenditure would be largely recouped from the increased value of the land in Wards 10 and 11 and the high price that would be obtained for the Dariya Gunj area when this is evacuated and laid out for building.

From the front of the Jumma Musjid I would suggest a cross avenue running down to the Bela and terminating in a suitably designed bathing ghât at the river bank ; this would assist in connecting up the fork-like area of the Bela with the city itself (see 5).

The general character of this design is illustrated in the accompanying drawings.

*The Communications with Civil Lines, &c.*—(4) In view of the fact that for some time to come the Civil Lines will remain an important residential quarter, it is desirable that easy and direct lines of communication should connect it with the route to Imperial City and existing Delhi.

Generally speaking, the roads within this area are ample for the traffic requirements, but an additional line of route to the east is indicated as a suitable connection to the proposed Imperial City approach.

The numerous buildings now being constructed on the Durbar area for the use of Government clerks, who will eventually migrate to the Imperial City, may become of value for those engaged in business in Delhi, and it is therefore desirable to provide an additional route between this area and the portion allotted for Delhi extension. This is done in the suggested northern extension of the road from Delhi city to the military cantonment (see plan).

*The Treatment of the Jumna Riverain.*—(5) I regard it as an essential part of the general improvement scheme that the Jumna-Bela should be gradually converted into an attractive public park with a river drive, rides, playing fields, &c. I understand that I am in accord with the Committee in locating the race course on the portion of this area immediately north of Indrapat. In order that this park should be opened up to existing Delhi, I propose the removal of a small portion of the city wall at the Raj Ghât Gate and the formation of a uniformly-graded avenue up to the east front of the Jumma Musjid—and further south two or more conveniently placed avenues should link this riverain park with the Imperial City.

This undertaking would involve steps being taken to raise the level of the Bela and to take such other steps as may protect it from encroachment and obviate its defects from a sanitary standpoint. I have ascertained that this course is practicable, and that its cost is not prohibitive if spread over a term of years, and am satisfied that your engineers are fully competent to advise as to the best and most economical methods to be adopted for protection, filling in, &c.

I desire to emphasise my feeling that, with a city situated as is Delhi on a river, the river forms an essential factor in its effect, and that, although for the greater part of the year there is not a large amount of water in the Jumna, the conformation of the ground marks it out as an important stream and conveys that impression independently of the actual water area.

*Buildings and Architecture.*—(6) There can be no question that all buildings in the extensions of, or in close proximity to, existing Delhi should be Indian in style. I do not consider that they need necessarily follow the Mogul taste, which is inclined to be too fantastic for modern views, and certainly lacks, to the European mind, a sense of the niceties of proportion.

The typical architecture of the earlier Mahomedan periods embodying, as it does, some of the Hindu traditions is in my opinion more restrained and more flexible, while it does not preclude in any way the employment of the capable Indian craftsman for the decorative ornament in which his traditions give him such facility.

The employment of the Indian architect is a more difficult question. Up to the present it is rare to find an Indian who has qualified himself to take entire responsibility of the design and control of important work, and I am inclined to think that the best course would be to retain a competent English architect to exercise these functions and to associate with him such Indian architects who had proved themselves capable of handling Indian architectural forms, and who might under sympathetic guidance, advance in knowledge of constructional, sanitary and economic requirements. These Indian architects might in the meantime be valuable as intermediaries between the English building director and the Indian craftsman.

I do not anticipate that the Indian architect would have much chance of success in competitions for buildings involving considered planning and scientific construction, and I think it would be wise that any such competition, instituted for important public buildings, should either be absolutely open or between men of eminence in the architectural profession. With regard to smaller buildings, such as residences, the competition might be thrown open to all those engaged in such work in India, which, if it is desired to give the Indian architect a special opportunity to show his capacity in design, I think the best method would be to lay down a general scheme for building on a selected area and offer premiums for the architectural treatment of the whole or portions of such a scheme.

In regard to constructive methods arriving at comfort and general convenience in buildings suited to the climate of Delhi, it appears to me that there is a lack of co-ordinated information, and I have asked that the merits of various methods already in use shall be investigated, and that further experiments shall be undertaken on a scientific basis, with a view to assisting those engaged in preparing designs, as to the best methods of construction in respect of these practical questions.

No. 275.

To W. M. HAILEY, Esq., C.I.E., Kitsbury Lawn, Berkhamstead, Herts.

*Viceregal Lodge, Simla, July 8th, 1912.*

MY DEAR HAILEY,

I have shown your letter of the 20th June to the Viceroy, and he asks me to say that, in the circumstances, he readily accedes to your request that you may be allowed to avail yourself of the full period of your leave.

We shall all be glad to see you back, and when you arrive you will find yourself thrown into the middle of most interesting work.

Yours sincerely,

(Sd.) J. H. DuBOULAY.

No. 276.

FROM H. HENSMAN, Esq.

*Simla, July 8th, 1912.*

MY DEAR DuBOULAY,

Could you kindly ask His Excellency if something like the enclosed can be published? There seems an exactness about the rumours in circulation which speaks for their being true!

Yours sincerely,

(Sd.) H. HENSMAN.

No. 277.

FROM THE HON'BLE SIR REGINALD CRADDOCK, K.C.S.I., Member of the Viceroy's Council.

*Simla, July 8th, 1912.*

DEAR LORD HARDINGE,

With reference to your letter of the 21st ultimo, forwarding a copy of the Secretary of State's private telegram, asking for information, especially as regards finance, in respect of the new capitals at Delhi and Patna, for the purpose of the Indian Budget, we have obtained further information from Bihar and Orissa, while I have already submitted my views on the subject of the expenditure on Delhi.

The Local Government reports that the temporary head-quarters at Ranchi will probably cost between Rs. 12 and 12½ lakhs, of which, roughly, Rs. 1½ lakhs were spent in 1911-1912, while the balance will be incurred this year. The buildings are nearing completion, and include a temporary Government House and Council Chamber, 18 sets of staff quarters, quarters for clerks and menials and the adaptation of existing buildings for the Secretariat and other offices.

As regards the new capital at Patna, it is said that land charges will amount to about Rs. 16¼ lakhs, of which the greater part will be incurred this year. It is added that the preparation of plans and estimates of buildings is proceeding, but that it is too early to attempt even a rough forecast of the total cost.

The estimate as regards Patna is probably a somewhat rough approximation, but the figures for Ranchi should be fairly accurate. The expenditure incurred there is of the same nature as that upon temporary Delhi.

Yours very sincerely,  
(Sd.) R. H. CRADDOCK.

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No. 278.

FROM THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of Viceroy's Council.

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*Simla, July 8th, 1912.*

MY DEAR DUBOULAY,

Official residences should be inserted among the list of buildings, and possibly arborisation of area. "Arborisation" might come after "public parks", and "quarters for certain offices and officials" after "Government offices".

I consider that having, stated these objects, it will be very dangerous to commit ourselves, for example, the cost of land cannot be stated yet, the water-supply has to be estimated in detail, the drainage is an unknown quantity.

The position is perfectly reasonable; until the site was determined upon, it was quite impossible to begin estimating any of these things. The time that has elapsed since the site was selected has been insufficient. A great many items cannot be estimated until the final report of the experts has been received.

It is quite useless to attempt to substitute any other figure for the £4,000,000 rough estimate framed when the changes were announced, or to confirm that four million estimate, as insufficient data.

Any such confirmation, or attempted substitution, would be regarded by the public as far more authoritative and final than the estimate made last autumn; and if that were varied at all largely, there would be a corresponding outcry.

Moreover, when we do submit an estimate, we should be able to state the returns expected, either capital or interest, as the case may be, and to differentiate productive from unproductive expenditure. Even as regards temporary accommodation, it is well to be cautious until we have our complete scheme.

Though we are advisedly keeping that separate for our own information, we may in the end be able to show a very small net outlay upon it. The public will set up a tremendous howl if temporary Delhi is at this stage differentiated. I think any announcement on the subject would be premature. The cantonments are also a delicate point. If it can be shown that the major part of the expenditure on the cantonments consists of expenditure which would have been incurred elsewhere if the capital had not been moved, this will be a valuable asset to us later on when our first detailed provisional estimate is framed; but the less that we depart from our position that the £4,000,000 estimate must hold the field until something based on accurate data is available to replace it, the better. Another doubtful item is the projected diversion of the railway. I think that we had better keep that out of the list of objects for the present. This is a long screed, but the circumstances dictate great caution.

Yours sincerely,  
(Sd.) R. H. CRADDOCK.

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No. 279.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India, Public Works Dept.

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*Simla, July 8th, 1912.*

MY DEAR DuBOULAY,

I discussed today with Sir Reginald Craddock your letter of yesterday, enclosing copy of Secretary of State's cable regarding works at Delhi. I have nothing to add to his reply.

Yours sincerely,  
(Sd.) W. B. GORDON.

No. 280.

To H. HENSMAN, Esq.

*Viceregal Lodge, Simla, July 9th, 1912.*

[Private.]

MY DEAR HENSMAN,

I return the enclosure. I know nothing about Ajmer-Merwara being included in the Delhi Commissionership. I understand it is settled that the Government of India should take over the tahsil of Delhi with the thana of Marauli and probably a slip on the other side of the Jumna, but I do not think any figures are available at present of the total area.

Yours sincerely,  
(Sd.) J. H. DuBOULAY.

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[ENCLOSURE.]

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Paragraph for the "Pioneer" re Imperial enclave at Delhi.

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No. 281.

Viceroy to Secretary of State.

Telegram P., No. 138, 9th July 1912, 9-30 p. m.

*Private.* Budget. Your private telegrams of June 20th and July 5th.

In the list of objects contained in your telegram of July 5th add "quarters for certain officers and officials" after words "Government Offices", and word "arborisation" after words "public parks".

The cost of temporary works has never been included in any estimate made for the new city, and all expenditure under this heading is kept in a separate account.

At present it would be useless to attempt to substitute any other figure for the four millions roughly estimated when the changes were announced, and the above rough estimate must hold the field until we have prepared estimates based on accurate data.

As regards Patna, the temporary accommodation at Ranchi will cost between 12 and 12½ lakhs, of which 1½ lakhs were spent last year. Land charges at Patna will amount to about 16½ lakhs. It is too early to attempt even a rough estimate of the total cost, although the preparation of plans and estimates for buildings is proceeding.

No. 281a.

FROM THE HON'BLE SIR HARCOURT BUTLER, K. C. S. I., C. I. E., Member of the  
Viceroy's Council.

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*Simla, July 9th, 1912.*

DEAR LORD HARDINGE,

Appeals for funds are always unpopular, and out here an appeal for a Cathedral raises a peculiar amount of blasphemy! I was therefore anxious to make sure of the ground. I do not think that it would be wise at present to talk of grants or gift of land.

The following grants have been made in the past:—

1879.—Punjab were allowed to give Rs. 50,000 from Provincial revenues towards the Lahore Cathedral.

1891.—The United Provinces Government gave Rs. 50,000 towards the Allahabad Cathedral.

1891—1894.—Loans (Imperial) of one lakh and Rs. 40,000 were given to the Rangoon Cathedral. But a request of the Roman Catholic Bishop, Rangoon, for a loan of two lakhs was refused.

1898.—A special grant of Rs. 5,000 was given, with the permission of the Secretary of State, towards the cost of repairing the Roman Catholic Cathedral at Patna. Government also contributed towards the Roman Catholic Cathedral at Poona.

There will be no difficulty in giving a liberal grant and loan later on, if necessary.

If we could have a Cathedral which would seat the soldiers as well as the civil officials and railway people, economy would be secured. A separate church in cantonments would thereby be saved. But distance may make this impossible.

I enclose a draft. I can't say I particularly like it, but I never had a more difficult subject.

Yours very sincerely,

(Sd.) HARCOURT BUTLER.

*P. S.*—I think the Bishop is a little sanguine in his view as to the opinions which Indians hold about expenditure on our churches. The Welsh Disestablishment Bill set up some grumbles about the state of things out here, and there is a good deal of irritation underneath. The Roman Catholics also feel that they are badly used.

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[ ENCLOSURE TO THE ABOVE LETTER. ]

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*DRAFT.*

I am glad to endorse your appeal for funds to erect a Cathedral in the new capital. The project has my most cordial approval. It will, I hope and believe, be a real concern to members of the Church of England that they should secure a stately house of worship in the city which will commemorate for ever the benign results and influences of Their Most Gracious Majesties' visit to India. An Anglican Cathedral, worthy of the historic scenes amidst which



1886

it will arise, will serve as an example and pledge of the earnestness of the church and its quick response to new opportunities and needs. With all my heart I bid you God-speed in the high work to which you have laid your hand.

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No. 281b.

FROM SIR WALTER LAWRENCE, *Bart.*, G. C. I. E., &c.

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22, Sloane Gardens, S. W., July 10th, 1912.

MY DEAR LORD HARDINGE,

Their Majesties have been very busy, and I have only recently been able to obtain their wishes regarding the statues. They agree that the material should be white marble and they have selected Mackennal for the King and Sir George Frampton for the Queen. I pointed out that Delhi would already possess statues of the King (the gift of Aga Khan) by Mackennal and of the Queen by Frampton, and suggested some variation but the only variation Their Majesties will accept is the variation in dress. I ascertained from Sir Patrick Playfair, who has been a kind of Statues Manager for many years, that the statues of Lord Curzon and Lord Minto would cost about £7,500 a piece. But Their Majesties agree that they do not want elaborate pedestals. So the fine work will go into the statue itself. But there will be lot of work in the Coronation Robes, and I expect the cost will come to about £3,000 to £3,500. I will make the best bargain I can. Frampton is a pleasant man to deal with; and Mackennal, whom I have met once, should be reasonable, as he has obtained many orders from the King. Directly I have obtained estimates, I will write to the Maharajas of Gwalior and Bikaner.

The telegram in today's *Times* about the new capital will be very useful. Even the people, who have visited Delhi, know very little about the lie of the land. I had dreams of a new Udaipur, with the Jumna turned into a vast lake, but I see that health must be the great consideration. Brodie is one of the greatest authorities on cement, and I hope he will give the Native population a cement floor to live on.

May I be kindly remembered to Her Excellency.

Yours very sincerely,  
(Sd.) WALTER LAWRENCE.

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No. 282.

TO SIR RICHMOND RITCHIE, K. C. B., &c., Under Secretary of State for India.

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*Viceregal Lodge, Simla, July 11th, 1912.*

[Private.]

MY DEAR RITCHIE,

I am very much obliged to you for your letter of the 21st of June, together with the correspondence and regulations respecting the architectural

competitions that it contained. All information upon such points is excessively useful to us at the present moment, since the question of competition for the designs for Government buildings presents immense difficulties in this country.

There is no doubt a very strong feeling abroad in India that Indian architects should be given an opportunity, and there is a general desire that the architecture of new Delhi should be oriental in design. Unfortunately it seems to be universally admitted that there is only about one Indian who can be called an architect in the whole of India. There are any number of craftsmen who are perfectly excellent in the originality of their designs and in their execution of them, but there is no Indian architect, so far as I can gather, who has ever built anything more than an ordinary dwelling house. On the other hand, amongst the Europeans, there is a strong sentiment against Indian architecture, which—in Simla at least—has been very much encouraged by Lutyens who is most uncompromising and quite irreconcilable on the subject. My own idea is that, for the large buildings, such as the Government offices must be, it will be necessary in the end to employ English architects, but there are plenty of English architects who have a knowledge of Indian architecture, and who might be able to assimilate Western architecture with an Oriental motif. Thus I see no reason why the more ancient style of Indian architecture which preceded that patronised by the Moghul Emperors and which is called the Pathan style, should not be utilised in the Government buildings and produce a very broad and simple effect. I know there are certain people who will say that it is entirely wrong to introduce what they will call a bastard form of architecture. The alternatives are pure Western or pure Oriental architecture. Both of these alternatives will be equally unpopular with a certain section of people in India. I am, however, very much fortified in my contention in favour of an Indian motif in the architecture by the fact that I understand that the King is strongly in favour of it. In fact, Lanchester tells me that His Majesty spoke very strongly to him on the subject.

All that we have done so far in the way of competition is to draw up regulations for competition confined to this country for designs of bungalows in the new city for minor officials. We came to the conclusion that in no country of the world are bungalows so well understood as in India. We shall probably receive thousands of designs, but people will be satisfied at having had an opportunity of competing.

I am very glad that we have had Lanchester out here, although the first impression that he makes upon one is not a very favourable one, owing, I think, to the roughness of his manners. He has nevertheless been extremely useful to me, has given me some excellent ideas, and is really doing some very good work. The rapidity with which he works is really somewhat remarkable, and

I am going to employ him on certain minor details in connection with the town-planning scheme, and which are rather an urgent nature, but which have been so far ignored by the Committee. One of these is a scheme for laying out a suburb of the old city of Delhi, to which we can transport villagers whom we have to expropriate from their buildings on the main site of the new city. This is a matter which cannot be delayed.

I am very pleased with the firm attitude that your office is taking in discussions with the Foreign Office on matters affecting Indian interests. If I were still at the Foreign Office, I might think differently, but being where I am, I am delighted with the firmness of your tone and the energy with which you push the interests of India.

I hope you are very fit and well. I really think that my family and I have never been so fit as we are here, and I am glad to feel that generally things are going well in India at the present time. I do not like, however, to be too sanguine, as one never knows what surprise may be in store.

Yours ever,

(Sd.) HARDINGE OF PENSHURST.

No. 283.

TO THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of the Viceroy's Council.

*Viceregal Lodge, Simla, July 11th, 1912.*

MY DEAR CRADDOCK,

Will you kindly let me know what is being done, or what it is proposed to do, for hospital accommodation at Delhi next winter? It is, I think, a matter of considerable importance for which proper provision should be made in good time.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 284.

FROM G. F. DEMONTMORENCY, Esq.

*Simla, July 11th, 1912.*

MY DEAR SIR JAMES DUBOULAY,

His Excellency asked for two copies of Mr. Lanchester's lay-out of new Delhi, one for himself and one to send home by *this mail*. I send two copies.

Mr. Lanchester left two bird's-eye views of his lay-out with His Excellency. His Excellency said he would return them in order to have them copied. I have arranged to have them copied by photography on isochromatic plates. If His Excellency still wishes them to be copied, will you kindly ask him to return them?

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

No. 285.

TO THE RIGHT REVEREND THE LORD BISHOP OF LAHORE.

*Viceregal Lodge, Simla, July 12th, 1912.*

MY DEAR LORD BISHOP,

I have been thinking over the letter that you showed me in draft at Mashobra and the best means to meet your wishes. I have also been making enquiry into the question of grants from Government to cathedrals and churches, and I think there will be no difficulty about a contribution later on when the project for a cathedral is taking shape.

I have come to the conclusion that my best way of supporting you would be in writing to you a letter with full liberty to publish it, and I therefore enclose to you one that I have written for publication, and I hope that you will agree in thinking that it will do. I do not think that it would be quite right for me to write a letter to the *Times*.

I return to you your draft letter. May I venture to suggest to you the omission of the sentence marked within brackets on the second page? I think it might possibly displease and create controversy which would be a pity; I do not wish to dispute its correctness.

Believe me, &c.,

(Sd.) HARDINGE OF PENSHURST.

*P. S.*—I have purposely omitted the date in my enclosed letter, as I do not know how soon your letter will go in.

H.

[ENCLOSURE TO THE ABOVE LETTER]

TO THE RIGHT REVEREND THE LORD BISHOP OF LAHORE.

*Viceregal Lodge, Simla, July 13th, 1912.*

MY DEAR LORD BISHOP,

I am glad to endorse your appeal for funds to erect a cathedral in the new capital. The project has my most cordial approval. It will, I hope and

believe, be a real concern to members of the Church of England that they should secure a stately house of worship in the city, which will commemorate forever the benign results and influences of Their Most Gracious Majesties' visit to India. An Anglican cathedral worthy of the historic scene, amidst which it will arise, will serve as an example and pledge of the earnestness of the Church and its quick response to new opportunities and needs. With all my heart, I bid you God-speed in the high work to which you have laid your hand.

Believe me, &c.,  
(Sd.) HARDINGE OF PENSHURST.

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No. 286.

To G. F. DEMONTMORENCY, Esq.

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*Viceregal Lodge, Simla, July 12th, 1912.*

MY DEAR DEMONTMORENCY,

Many thanks for the two copies of Lanchester's lay-out.

As regards the bird's-eye views, I return them herewith to be copied. His Excellency would like to have photos of them to send home by next mail.

Yours sincerely,  
(Sd.) J. H. DUBOULAY.

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[ ENCLOSURE. ]

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Two maps.

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No. 286a.

FROM THE RIGHT REVEREND THE LORD BISHOP OF LAHORE.

YOUR EXCELLENCY,

*Simla, July 13th, 1912.*

I am most grateful for the letter you have written to me. It seems to me if I may say so, admirably adapted for the purpose and will of course strengthen immensely my own appeal. I need not say that I will omit the sentence you have bracketed—may I add, with some reluctance!

I will communicate with the Archbishop by next mail; but as I told Your Excellency, I think it is probable the letters will not appear till the autumn.

I am, yours sincerely and gratefully,  
(Sd.) E. A. LAHORE.

No. 286b.

FROM CAPTAIN G. S. C. SWINTON.

*S. S. "Nyanza", off Corsica, July 15th, 1912.*

DEAR LORD HARDINGE,

Before you get this, you will have returned from your visit to Delhi, and I hope that, looking at the ground with a fresh eye, you agree that our suggested proposals should work out satisfactorily. We shall also be anxious to hear whether Mr. Lanchester has converted you to any of his larger schemes concerning the old city.

But the matter which I would ask Your Excellency to watch very carefully at the moment is the railway question.

You will remember that I raised it at our very first interview; and though in the more exciting quest after sites and architectural treatment it dropped a little behind, nothing, excepting water and sanitation,—which we must perforce leave to Mr. Brodie—is more fundamentally important.

Perhaps Sir Trevredyn Wynne will show you a letter which I wrote to him from Aden; but as the Railway Board may go some distance towards formulating a definite scheme before we return to India, I think that I should put my personal ideas before you also. For though the Board seem to be quite progressive and prepared to take long views, these long views will require very strong backing.

What I feel is this. Already Delhi is a great railway centre, and everything practicable should be done to increase its capacity in this direction. It may never be preeminent in manufactures, but it will always be a distributor; and when to that one added the Governmental and social sides,—personally I believe that, with the opening of the Panama Canal, it will become a popular tourist resort—there will be, every cold weather, a stream of traffic passing through it.

But herein lies a danger. The tendency, all the world over, is that not only the trade but the people will, and must, herd together close round a railway centre; and if Delhi City station is to be the only railway centre of our greater Delhi, the result will be an increasing congestion in a locality already over-congested, while the new portion will expand, but slowly.

I take it that our objective should be exactly the reverse of this.

We desire the new city to wax growing out in every direction over virgin soil, which the Government will have bought at a low price. This is wise town-planning as well as sound finance. Again, without desiring the old city to wane, we are anxious that fewer—not more—people and industries should be crowded into it, partially because such crowding would be a danger to health, partially because we realise that certain large clearances and improvements are necessary, and we do not wish the price of all such improvements to be put up against us.

The way to arrange this is to encourage systemised decentralisation by providing more than one railway centre.

I would suggest three—"Delhi City", "Delhi Raj", or "Delhi Imperial"—the name does not matter, but "Delhi Cantonment" would hardly imply what we should wish it to imply—and "Delhi Sidings".

I should try to arrange, so that—in the future—all important trains could run through all these three.

We have already suggested that the G. I. P., with the Bombay mail, should be diverted in order to do so.

I am naturally not up in the intricacies of Indian railway policy, but I should like to suggest two more diversions—

Would it be possible to divert the Calcutta mail trains, so that, instead of coming up the left bank of the Jumna, they should cross over by Muttra and come up the G. I. P.; also through all three stations?

And might not the Rajputana-Malwa line also be diverted from below Palam, brought across to the ridge near the village of Jharera, and taken through all three stations?

I of course look forward to the time when there will be a broad gauge line over that country from Karachi, bringing the Karachi, and perhaps the trans-Persian, traffic and mails. If such an arrangement could be carried out, the result would be as follows:—

Besides minor stopping places and troop sidings, we should have three central stations, all in sequence.

*Delhi Raj*, situated close in across the ridge from Malcha, about a mile and a half from Government House, and within three miles of any point in the new city and cantonments, where would stop all the expresses and which would be used by most of the white population.

*Delhi Sidings*, somewhere near Rohilla Serai, in close proximity to the manufacturing district, where heavy goods traffic would be dealt with and all marshalling take place.

*Delhi City*, serving the present city much, as it does at this moment.

Two of these centres would be entirely new, and would lead to the development of cheap land hitherto undeveloped—a profitable speculation for the controlling authority!

All three would have their peculiar functions and would invite, if not compel, a greater Delhi to expand on proper town-planning lines. Both "Delhi Raj" and "Delhi Sidings" could, I think, be so placed that, while being quite central and convenient, they would be tucked away in folds of the ground, and so not unsightly. The railway lines could also be hidden without difficulty.

I am, I know, looking a long way ahead, but we should be rightly blamed if we did not do so.

Your Excellency will be glad to hear that we have had a good, though a slow, passage; and with kind regards both to yourself and Lady Hardinge,

I am, yours sincerely,

(Sd.) G. S. C. SWINTON.

P. S.—I have shown this to Mr. Lutyens.

## DELHI.

## SECOND REPORT OF H. V. LANCHESTER.

## THE EXTENSION OF THE INDIAN CITY.

*Information.*—In accordance with Your Excellency's instructions, I have prepared a more detailed scheme, on the area indicated in my first report and plan, for the accommodation of those displaced by the requirements of the Imperial City and for the expected increased Indian population that an expanding commerce and the proximity of Imperial Delhi will bring to this spot.

As guides to the requirements, I have had before me the report on this subject prepared by Sir Reginald H. Craddock and Mr. G. F. deMontmorency, a note by Major H. C. Beadon and full particulars of works at Lyallpur, Lucknow and elsewhere, undertaken with similar objects to that now in view.

This information gives a fair indication of the proportion of the various types of accommodation required; and though it may be found that local conditions will eventually demand some modifications in the case of Delhi, it is amply sufficient as a basis for a general sketch plan.

*Site.*—The only suitable site for the expansion contemplated as probable is that immediately to the west and south-west of the Sadr Bazaar (see 1st report), and this area has the advantage of providing convenient levels and good natural drainage. At the same time it suffers from the disadvantages of being intersected by the Darhalia Nala and of being partially occupied by brick-works and kankar pits. In the first case, the plan proposed reduces the work required for filling to the minimum consistent with convenience, while in the second it must be recognised that an expenditure will have to be incurred in filling in and levelling.

There is however rising ground in close proximity, which will be increased in value by being lowered, and taking this into consideration the cost would not be such as should preclude the utilisation of these areas.

I attach great importance to the ultimate connection of this area with the heart of the existing city by means of an avenue leading to the Jama Masjid, and making on this line a cut through the ridge, some 20 feet deep, to the south of the Idgah. The bulk of the material removed at this point would, however, be hard stone of value for road-making and other purposes.

At the north-east corner of the site are some sidings and sheds belonging to the Rajputana-Malwa Railway. While these do not interfere with the main lines of the lay-out, ground at this point is valuable, and these sidings



should, I think, be removed to the Rohilla Sarai area proposed to be allocated for a railway marshalling yard.

As it would be very detrimental to this site to carry the Cantonment Road to Hindu Rao's House on the line suggested by the Committee, I have modified this route in a manner that will, I believe, add to, rather than detract from, its practical convenience.

With regard to the alternative line suggested for the diversion of the Great Indian Peninsula Railway, I have already advocated the more westerly of these, and can only add that the easterly route would materially reduce the value of the area we are now dealing with.

*Drainage.*—The site is in the form of an amphitheatre cut open on the northern side, thus the drainage has a good natural fall in that direction. A large culvert about one mile in length will be required to carry off the storm water from the Darhalia Nala, and the surface water from the roads in time of heavy rain will find its way into this culvert.

The sullage drains would suffice for  $\frac{1}{4}$ " of rainfall per hour, and would be carried either into the existing Delhi system or into a sullage farm to the west of Sabzi Mandi.

*Requirements.*—The requirements to be provided for may be classed as follows :—

- (1) Public buildings. Places of worship, &c.
- (2) Bazaars.
- (3) Indian residences (1st class).
- (4) „ „ (2nd class).
- (5) Grouped quarters for the poor and menial castes.
- (6) Factories—with serais and cart-stand adjacent.
- (7) Markets.
- (8) Open spaces.

(1) *Public Buildings.*—This being merely a city extension, fewer public buildings are required than in the case of a new town; sites are, however, provided for temples and mosques, while a prominent and central position is reserved for a new Thana, which is, I understand, at present needed. On account of the elevation of this site, the building might include a fire station with a tower commanding the entire area of the combined cities.

(2) *Bazaars.*—The bazaars are arranged to follow the main lines of traffic, and at the same time are distributed so as to be conveniently accessible from the residential quarters.

The main bazaar is a continuation westward of that at Kishanganj, and from this two others run southward with spacious squares at the intersections and other points.

The shops would be of the size demanded by Indian customs and would be provided with access from the back.

(3) *1st Class Residences*.—The good class Indian house occupies an area of from 2,000 to 3,000 square feet, and the roads have been spaced to allow of plots of these sizes being economically provided. I take it that in this scheme the existing Indian traditions, so far as they are not incompatible with good sanitation, should be accepted.

(4) *2nd Class Residences*.—The 2nd class residence covers practically the same area as the preceding, the difference being mainly confined to the amount and character of the building placed on it; sites of suitable proportions are provided.

(5) *Grouped Quarters*.—Provision has also to be made for the poorer classes. I understand that these may be divided into two groups, the first of which, comprising weavers, cotton-stampers, washermen, daily labourers and keepers of cattle plying for hire, &c., are considered respectable neighbours, while the second, comprising sweepers, leather-workers, brick-makers and lime-burners must be placed on the outskirts of the town, and not in proximity to the 1st and 2nd class residences.

The above classes are not usually in a position to afford more than a one-roomed house built of adobe, about 10 feet square, with a closed yard of about the same dimensions. At the same time they often require considerable space for trade purposes, particularly in the case of weavers, cotton-stampers and washermen, and experience has shown that the best arrangement is the provision of a large square with trees, grass, water-standposts, &c., enclosed by the dwellings. It may not be practicable to secure any appearance of neatness or tidiness inside these yards, but the enclosing walls should be built of good material in order to secure a certain neatness of outer aspect at any rate.

The usual provision of public latrines would be required in connection with these blocks, and these should be grouped, as far as possible, in the interests of economical control.

The general plan is too small in scale to show these quarters in detail, but a typical plan for a single block is given herewith—

(*Not reproduced.*)

(6) *Factories, &c.*—Land is reserved for factories adjacent to the railway lines, giving provision for sidings connected with all the principal main routes. Sites in juxtaposition to these factories would be allotted for serais, cart-stands, godowns, &c.

(7) *Markets*.—Two wholesale markets (for grain and wood) are also arranged to have railway facilities, while at the same time they would be easily accessible from the business quarters of the town. It is not at the moment

possible to decide exactly the position the various retail markets would take up, but the open spaces at the intersection of the bazaars and elsewhere provide suitable accommodation for these.

(8) *Open spaces*.—In addition to a liberal width given to the main avenues, open spaces are distributed through the various districts in order that the more compactly built quarters shall receive adequate aeration.

*Traffic requirements*.—In order that the proposed area shall be acceptable to those for whom it is intended, it is important that good lines of communication shall be opened with the existing city.

The immediate requirements may perhaps be met by the widening of the present road, taking the tramway westward from the Lahore Gate and the formation of a temporary bridge over the Agra chord railway from the Farashkhana Gate, on the line of the future avenue to the Jama Musjid.

There is at present a good road connecting with the Grand Trunk Road near the Mutiny Memorial and the continuation of the Cantonment Road northward would also join the Grand Trunk Road beyond Sabzi Mundi.

Westward a road would be formed to the south of, and parallel to, the Southern Punjab Railway, and another would follow the line of the existing *kutchā* road to Basar Darapur. Southward would be the Cantonment Road, and two others leading over the Ridge to the Imperial City.

Within the occupied area I have endeavoured to proportion the roads to the traffic requirements, so that the initial cost and subsequent up-keep shall not be unduly extravagant. Thus, while it is desirable, for both artistic and utilitarian reasons, that there shall be a few main avenues of ample width and also some good wide roads, where traffic is likely to be considerable, there is every reason why subsidiary streets should not exceed the actual requirements of traffic.

I have therefore divided the roads into 5 classes—A, B, C, D and E (see drawings)—and have indicated on the plan, where I consider each of these forms of road should be employed.

*Economic Considerations*.—While naturally desirous that a scheme of this kind should be conceived on ideal lines, we cannot fail to recognise that it must take a form within the resources of the community to maintain, and that the limits of these resources must determine the extent to which decorative finish can be carried. Moreover, financial policy will dictate that work is not undertaken far in advance of actual needs. Thus main roads might be levelled and planted, but not paved, and only metalled to a width of twenty feet, while subsidiary roads would only be undertaken when the adjacent land comes into the market for building. Sufficient should, however, be done to suggest in a sketch way the outline of the future town. This will prove an inducement to those needing sites to come to a definite conclusion as to their requirements.

Provided facilities for access are offered, it is sometimes good policy to start development a short distance away from existing suburbs, as after two or three years the intervening land reaches a greatly enhanced value. Without more intimate knowledge of the present commercial conditions, I am not at present prepared to make a definite recommendation on this point.

*Architecture and Building Regulations.*—I assume that the existing building regulations in Delhi will apply to the new area, and that these may be supplemented by provisions aimed at securing a good architectural effect.

Thus in the bazaars a design should be prepared for the facade of each block, showing a general height of two stories, but with an additional story marking the ends, or centre, or both. All those taking up land would be required to build in accordance with this elevation.

In the case of residences, it would be sufficient to stipulate for a minimum number of stories and for the approval of plans by the authority. For the road running from the Jama Masjid a height of three stories should be prescribed for the other roads of types B, C, and D, two stories and for roads E one story. In the ground allotted to the poorer quarters the only stipulation practicable with regard to appearance would be the demand for a good face on the walls fronting the roads.

In order to encourage those erecting houses to provide a well-designed and interesting facade, prizes might be offered each year for the most artistic designs actually carried out. This course has been tried at Lyallpur, where money prizes were awarded, but an alternative method practised in Belgium might be found more convenient, *viz.*, to give one or more years' remission of taxation in lieu of a money prize. The awards should be made by a Committee, including at least one architect of established reputation and one Indian of recognised artistic capacity.

In my opinion all buildings should be in the Indian vernacular style, as the intrusion of any in the European manner would be destructive to the harmonious effect of the city as a whole. This vernacular being less markedly developed in Delhi than in many other Indian cities, encouragement should be offered to skilled craftsmen to migrate from other districts in order to secure a high quality of design and workmanship which Delhi at present lacks. Probably the best course would be the establishment of a Government Workshop for stone and wood carving with an Art Director (Indian), and a Business Manager. This workshop would be in a better position to obtain supplies of material than the private individual, and could also guarantee permanent employment to skilled craftsmen. It would also, by a system of apprenticeship, ensure the maintenance of a good standard of work on traditional lines.

## Note by His Excellency the Viceroy.

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1. In despatch No. 14 of 1912, Home Department, <sup>Public</sup><sub>Delhi</sub>, forwarding the report of the Delhi Town-planning Committee on the choice of a site for the new Imperial Capital, it was recorded that the Government of India had decided to have estimates prepared for the construction of three roads advocated by that Committee, and had proposed to acquire the land for them as soon as the plans were completed. The Committee had prepared a plan of their tentative lay-out of the new city showing these roads, a copy of which accompanies this note. The three roads referred to are shown on the plan by the letters A B, F G and D E. Although this lay-out is still tentative as far as detail is concerned, it may be assumed that, as regards the main features, it will not differ very widely from the finished project which the Committee are to lay before the Government of India when they return in the cold weather.

2. Mr. Lanchester, who is employed as Consulting Architect in connection with new Delhi, arrived in India on June 21st. He proceeded direct to Delhi, with which he had made himself previously acquainted by a visit last cold weather. He made a detailed study of the site which had been selected by the Committee. Captain Swinton and Mr. Lutyens came to Delhi *en route* to Bombay, and went over the ground with him and explained the main features of their tentative lay-out. Mr. Lanchester felt that the central line of the lay-out of the Committee—that is the portion including and bordering on the main avenue A B—might be retained, but he considered that much of the general lines on both sides of the main portion were capable of more effective treatment. He accordingly came to an agreement with Captain Swinton and Mr. Lutyens that, while retaining the main lines, he would be at liberty to suggest a different treatment for other parts of the scheme, should he consider such a course desirable. It was also proposed and agreed to by me that Mr. Lanchester should submit proposals for the future treatment of the old city, so as to make the old and new cities one harmonious whole.

3. Mr. Lanchester has now come to Simla and completed this work. A copy of his lay-out, with a copy of two bird's-eye sketches illustrating portions of his proposals, and a copy of his report, is forwarded with this note.

4. A study of the lay-out of the Committee and a comparison of its details with the lines of Mr. Lanchester's scheme have given rise to some doubts as to whether the decision referred to in paragraph 1 of this note is a counsel of perfection. There were points of detail in the lay-out of the Committee which, admirable as a whole, had never entirely commended themselves to me as illustrating the best possible treatment. The main avenue running due north-east and south-west secured a fine position for the future Government House balanced by good positions for other large blocks of buildings; and the vista

closed at one end by Government House, and at the other end by the domes and minarets of the Jama Masjid dominating the walls of the old city, was a fine conception. The portion of the avenue marked B C however is still a doubtful item. Having secured the view of the Jama Masjid and the walls at the end of the avenue, it is far from certain whether it is advisable to knock a broad way through the most valuable house property of the old city merely to gain an access at the end on to an almost blank wall of the Jama Masjid at an angle of 45 degrees. While from a distance the mass of the domes and minarets of the mosque provide a feature in the outlook across the park dividing the new city from the old, if the road is continued through the city to debouch at an angle on to a large building with a symmetrical frontage, we might with justice be accused of being guilty of a violation of artistic taste, which might be excused in the case of a feeder road or minor avenue, but would be unpardonable in the case of the main avenue of Delhi. The question of cost of house property and the obstructions of religious buildings on the line may also possibly make this portion of the avenue an impossibility from a practical point of view. This however is not a matter of immediate importance, since there is no question of making in the near future the extension B C of the avenue A B until the new city has been built, and funds are available for the improvement of old Delhi.

Another point capable of improvement is the existence of numerous long lines of perfectly straight roads. We must have some straight roads for direct communication, and a city served by a series of numerous curving streets would be an impossibility: so far the aim of the Committee is laudable; but the massing of too many straight roads is, particularly in India, a mistake, and a combination of curves and straight lines is more pleasing. Within a comparatively short space the Committee have proposed no less than seven very long straight roads. These are shown on the plan by the letters F G, H I, J K, L M, N O, P Q, S T. The last of these roads is an impossibility, as it runs through an ancient and sacred Mahommedan edifice, the Idgah. The first three of these roads run parallel to each other within a space of one thousand yards. From the point of view of expense, it will be impossible to have a tar or other dust proof surface for all these roads, and the dust sweeping down these long stretches with the early spring hot winds would be intolerable. Hedges and trees along curved roads mitigate this nuisance.

Another impression conveyed by the plan is the numerous angular intersections of straight roads. The insistence of the system of angular intersection of straight lines is particularly evident at the points X, Y and Z. It would appear that, if this lay-out were adopted without alteration, we should add one more to the long list of cantonments and civil stations in India, which have been laid out in long straight lines with angular intersections. Only extraordinary efforts of localised architectural elaboration can save a series of this kind from an impression of monotony.

5. Mr. Lanchester's lay-out is explained in his report. Its commendable features are a good treatment of the area lying within the walls of the old city between the Fort, the Jama Musjid and Delhi Gate. In his plan, starting from a ceremonial railway station the existing Lothian Road marches to a fine place, of which the features are the Jama Musjid on the right, and the fort with a balancing mass of new buildings in the vacated Daryaganj Cantonment on the left. A view of the river ending in a bathing ghât is secured by a cross road from the Jama Musjid. The Lothian Road is continued from the place through Wards Nos. 10 and 11 of the city, where house property is cheap and the opening up of a congested area is a desideratum, straight through the city to pierce the city walls; once outside the walls, the interest is well sustained. The right-angle turn round the face of the Park to secure access to the main avenue is too abrupt for a processional route, and Mr. Lanchester has been asked to improve the portion of his scheme. This part of his lay-out, of which a bird's-eye view is enclosed, is, as already stated above, for future, and not immediate treatment. In the main avenue the only change advocated by Mr. Lanchester is breaking the long line of buildings by a square in which two of the large blocks of Secretariat buildings would stand in recessed right-angle spaces. This enables one of these big buildings to form a subsidiary centre of interest for another series of roads. This idea is illustrated in one of the bird's-eye views annexed herewith, which, of course, is only intended to depict the method of grouping these buildings, and is not illustrative of their architecture.

To the side of the main avenue Mr. Lanchester varies the plurality of long straight roads and the massing of angular intersections by an arrangement of a combination of curves and straight lines. For local reasons, as before explained, this is desirable, and the suggestion appears to offer a cure for a portion of the lay-out of the Committee, which might be considered defective, while retaining good through accommodation for the residential portion of the new city behind Government House and in the neighbourhood of Safdar Jang's Tomb. Some views of Indrapat are worked in, which did not form a portion of the previous scheme.

6. Mr. Lanchester's treatment of this portion of the lay-out alters the alignment of the second avenue, which is indicated on the plan of the Committee by the letters F|G, and was to form a diversion of the road from the Kutb Minar and Gurguan to the Delhi Gate. The disadvantages of the road proposed by the Committee are that it cuts through the village of Aliganj and some tombs and through much of the land which is now suggested for an Archæological Park. It formed part of a system of three long parallel roads close to each other, and therefore monotonous. Mr. Lanchester's proposed diversion has the advantages that it joins the existing Mutra Road, and with  $1\frac{1}{2}$  less miles of road to make it is very much cheaper. It goes over better ground for road construction, and keeps the diverted traffic more removed from

the Imperial City. This diversion is only three furlongs further in total length than the line proposed by the Committee.

7. The road from Naraiana to Karaul Bagh, shown by the letters D E on the Committee's plan, was intended to serve a double purpose. There is an existing road from Gurgaon which crosses both the new cantonment site and the Imperial City site. It was intended to divert this road, and by its diversion to give a road which would accommodate cart traffic between the new cantonment and the old city of Delhi. The road planned by the Committee at the time served this purpose well enough; but since then the Committee and Mr. Lanchester have agreed that the land south of the railway and between Sadr Bazaar on the east and the rocky outcrop near Rohilla Serai on the west must be kept for the extensions of the old city of Delhi. Mr. Lanchester has been requested to submit a large scale plan for these extensions, and this area must be developed at once to provide new sites for people expropriated from isolated suburbs by the new Imperial City. These extensions must be lateral to the city, *i. e.*, on roads running due west extended or adapted from existing roads from the suburb of Sadar Bazaar. In these circumstances the road D E, planned by the Committee, which cuts through this area at an angle and has rather a congested outlet at the north-east, becomes unsuitable. The road proposed by Mr. Lanchester will give access to the old city through the main bazaar of its extensions, and also provide connection with the suburb of Sabzi Mandi, the Durbar area, and the Grand Trunk Road, and is what is required.

8. For these considerations, unless the Committee can at an early date put forward convincing reasons to the contrary, it would seem wise to stop the work of estimating and constructing the roads F G and D E, and to adopt instead the alternative routes suggested by Mr. Lanchester. I should be glad to have a telegraphic reply upon this point, as work should be commenced on these roads immediately after the rains, and estimates have yet to be provided. The attention of the Committee is also to be invited to the other points which have been the subject of comment in this note in connection with the lay-outs.

16-7-12

HARDINGE OF PENSHURST.

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No. 289.

To G. F. DEMONTMORENCY, Esq.

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*Viceregal Lodge, Simla, July 17th, 1912.*

MY DEAR DEMONTMORENCY,

At His Excellency's direction, I send you three copies of a note by the Viceroy on the lay-out of the new city of Delhi.

Yours sincerely,

(Sd.) J. H. DUBOULAY.



No. 290.

To SIR RICHMOND RITCHIE, K. C. B., &amp;c., Under Secretary of State for India.

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*Viceregal Lodge, Simla, July 18th, 1912.*

[ Private.]

MY DEAR RITCHIE,

I have again to thank you for further papers from the President of the Royal Institute of British Architects in connection with the competition for the new Delhi buildings.

Mr. Stokes' views will be of great use to us. We shall inform you later of what our proposals are, but I am not in favour of some of his suggestions. If, as I hope will be the case, we are able to get a certain number of English Architects to design plans for Government buildings in accordance with our specification, I think it would not be difficult to have them adjudged in England, so that only the best will be sent out to India, and we could then compare them with the best that we are able to attain in this country, and have a small Committee out here to decide upon which designs should be adopted. When the time comes for starting the competition in England, I would propose to send home for a couple of months a Government Architect, to whom the English Architects would be able to refer for information as to internal arrangements, &c. In the meantime we are preparing here, to the best of our ability, every sort of detail and specification that could possibly be required.

Yours ever,

(Sd.) HARDINGE OF PENSHURST.

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No. 291.

To E. LUTYENS, Esq.

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*Viceregal Lodge, Simla, July 18th, 1912.*

[Private.]

DEAR LUTYENS,

You will probably remember I showed you my letter to Lord Crewe in which I suggested that you should be given the designing of Government

House in the new city. I received by this mail his reply, which is not very satisfactory. He asks, is it physically possible for one Architect to plan and superintend all the buildings, and how any coherence in the project or its execution is to be secured?" He then says — "This difficulty would seem to point to the desirability of your idea of giving Lutyens the Government House commission straight off, but I don't quite like the idea myself, much as I admire his work. Is it in fact possible to differentiate the Viceroy's house from other public buildings, except so far as his experience of the accommodation required, &c., must carry enormous weight? I fear there might be some public outcry, and some difficulty with the Council here when they come to authorise the expenditure, because they may look with great jealousy on an outlay privately incurred, but to be publicly defrayed, as I fear they might describe it. So I hope you won't commit yourself as to this."

I enclose to you an extract of a letter that I have written in reply to Lord Crewe upon this point, from which you will see that I press for your plans, and I hope that he will be convinced.

Lanchester has made some suggestions on the lay-out, which I think are good and are being sent to you today with the note that I have written upon them. There is one development, of which I do not know whether you are aware, and that is in the middle of the main avenue there is a very important Hindu shrine. This shrine will have to be preserved, consequently it will have to be treated as an island. I have asked Lanchester to make some suggestions as to how this can best be done.

We are pushing on with the estimates and plans of the main avenue, but I am anxious to have as early as possible the views of your committee upon the diversion of the two other roads that we propose to construct with the least possible delay. I want a telegraphic reply about this.

I hope you are very well and enjoying yourself in England.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

## [ENCLOSURE TO THE FOREGOING LETTER.]

Extract from a letter from H. E. the Viceroy to the Secretary of State for India, dated the 16th July 1912.

I am not in the least committed to Lutyens as regards Government House. I showed to him what I had written to you in my letter of the 6th June, which is absolutely clear and makes my wish that he should do the work dependent on your approval. I shall write by this mail and tell him what your views are.

2. I have thought, and am always thinking, of how to arrange best for the building of the Government buildings at new Delhi, and I have discussed it with many people out here. My view has always been that, although there is no absolute necessity for Government House to be of any particular style, it is essential that the Secretariats and other Government buildings should be of a broad and simple architecture with an Oriental "motif" that should blend itself with a Government House, which should be a dignified and noble monument. I maintain that pure Eastern or pure Western architecture will be quite out of place in the Imperial City, and that we have to find a blend. Lutyens showed me rough drawings that he had made of what Government House might be, and I must say that as a whole they impressed me favourably. The other Government buildings must, I think, be put up to competition, otherwise there will be great discontent, but all the buildings that we shall require will be comparatively simple in their internal arrangements as compared with Government House. The latter, with all its reception rooms, has to be arranged to meet the requirements of levées, drawing-rooms, balls, &c., together with a Council Chamber, Committee rooms, Military and Private Secretaries and Comptroller's offices and rooms for A.-D.-C.'s. In addition to all these, are the Viceroy's private apartments for himself and guests and accommodation for servants, offices, &c. It was only after frequent interviews with me, my wife, my Military Secretary and my Comptroller that Lutyens was able to arrive at an idea of our requirements and to draw plans accordingly. How then are we to put the designs for Government House up to competition? If we give merely the number of rooms and offices, &c., that will be required, we shall get quantities of plans without any sort of convenience of arrangement, since except to those who have lived in Government Houses, or to whom

the needs of a Government House are made clear, the proper distribution of rooms for the various functions and requirements of a Viceroy will be quite unknown. For this reason I felt it to be an immense advantage to employ Lutyens, who is knowledgeable in such matters and to whom we explained everything, and I think perhaps that, if he shows you his plans and how complicated they are, you will agree with me that the architectural design of Government House should be placed in the hands of one man who would have the knowledge and skill to make it a success. If you can suggest and wish me to employ another Architect of distinction, I am quite ready to consider it—only he would have to come out to India in order to grasp our requirements. If there is a badly designed Government House at Delhi, the whole scheme will be condemned. Consequently I do think this is a question in which I should be given a certain liberty of action. It must be remembered that it is not you nor your Council but I that will receive credit or blame at the hands of Indian as well as of English public opinion.

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No. 291a.

FROM THE RIGHT HON'BLE LORD STAMFORDHAM, P.C., G.C.V.O., &c., Private  
Secy. to His Majesty the King-Emperor.

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*Buckingham Palace, July 18th, 1912.*

MY DEAR VICEROY,

The King is especially busy this week; and has therefore asked me to write to you in answer to your letter of the 20th June, in which you suggest the wording of the reference you will make to the two stones laid by Their Majesties at Delhi in your speech to your Legislative Council in Simla, at the beginning of September, with reference to the progress of the new Delhi.

With the exception of the paragraph commencing "It is no indiscretion on my part", the King approves of the text proposed; and His Majesty would substitute in place of this paragraph the following, or similar words to this effect:—

"It appeared to those who had the honour to advise Their Imperial Majesties that it was desirable that the King-Emperor and Queen-Empress

should, so far as possible, be personally and materially associated with the new city to be raised at Delhi. It was, however, obvious, &c., &c."

The King fully recognises the necessity for some statement, which, as you say, will place the present and future disposal of these stones in an unassailable position.

Yours ever,

(Sd.) STAMFORDHAM.

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No. 291b.

FROM THE RIGHT HON'BLE LORD STAMFORDHAM, P. C., G. C. V. O., &c., Private Secy. to His Majesty the King-Emperor.

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*Buckingham Palace, July 19th, 1912.*

[Private.]

MY DEAR VICEROY,

I have been looking at the reply made by the King when the stones were laid, and I see that His Majesty said—"It is a matter of supreme satisfaction to the Queen-Empress and myself that it has been possible for us before leaving Delhi to lay the first stones of the *Imperial Capital which will arise from where we now stand.*" I am afraid this will be a powerful text for anyone who wants to preach against the site you have adopted!

Am I right in thinking that the function was officially styled, not "Laying Foundation Stones", but "The inauguration of new city". If so, are they too far off the new site to remain in *situ*, where a monument might be placed to the actual inauguration ceremony, and the stones disregarded as foundation stones. This has only occurred to me, and I write it as my own idea, and not from the King.

Yours ever,

(Sd.) STAMFORDHAM.

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No. 292.

TO THE HON'BLE MR. R. W. GILLAN, C. S. I., Acting Member of the Viceroy's Council.

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*Viceregal Lodge, Simla, July 20th, 1912.*

MY DEAR GILLAN,

In a letter received a few days ago from Sir Guy, he mentioned the importance of being prepared to meet next January any attacks made in

Council on the finance of new Delhi and the largeness of our prospective surplus. He suggested that your department should begin to prepare its brief already, which he would take in hand when he returns at the end of September.

Will you kindly do whatever you may consider needful in this matter ?

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

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No. 293.

FROM THE HON. MR. R. W. GILLAN, C. S. I., Acting Member of the Viceroy's Council.

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*July 20th, 1912.*

MY DEAR LORD HARDINGE,

The case about the finance of new Delhi is ready. I finished my note on it only the other day, and I venture to assure Your Excellency that we have a very strong hand indeed. This is particularly the case with the Calcutta people who made some particularly silly and uninstructed speeches in the Bengal Chamber of Commerce. I cannot in fact understand commercial men having so little knowledge of elementary finance, but it is true that their ignorance is such as to expose them to ridicule, and the only question for Government will be how severe it chooses to be on them.

The question of the surplus also is easy enough, but I confess that for that I am a little frightened of pressure from home. But how anyone knowing the enormous needs of India, the absence of any real complaints about taxation and the ever-threatening loss of our opium revenue (about which we have recently had a shock) could propose a reduction of taxation I do not know. The point on which we seem really open to attacks is, not the existence of the surplus, but the use to which it is put by the Secretary of State. Frankly, we cannot understand (and I am speaking not only of myself, but of Sir Guy and Meston) why he should keep such enormous balances and go on lending them out instead of using them to wipe out existing debt, or to avoid the necessity of incurring—on very unfavourable terms—fresh debt. The matter is one I should be glad to mention on my return to Simla.

I trust Your Excellency was pleased with the result of our loan yesterday. I do not suggest that the actual tenders would be affected by political motives (I mean the opposition of Calcutta to our administrative measures), but it is certain that any want of success would have been emphasised as a proof of the damage done to Indian credit by the Delhi move! For the result we have chiefly to thank the speculative instincts, it seems of the Indian Specie

Bank (who, if they have been against us in the silver market, have helped us enormously here), but all's well that ends well, and the result is a distinct knock to Calcutta.

Believe me, sincerely yours,

(Sd.) R. W. GILLAN.

No. 294.

Lieut.-Colonel H. Cole to Private Secy. to Viceroy.

Telegram, Delhi, 22nd July 1912.

1204-T. W. Viceroy directed me in June to retain suitable building for Oriental College, and I suggested Hinduraos House. It is now proposed to utilise as hospital for Europeans, if Army Department will agree. Kindly wire if any objection, as otherwise we must build hospital at once.

No. 295.

FROM G. F. DEMONTMORENCY, Esq.

*Simla, July 22nd, 1912.*

MY DEAR SIR JAMES DUBOULAY,

I send two copies of Mr. Lanchester's revised lay-out. One for His Excellency and one to be sent home to Lord Crewe. I send a draft note, which His Excellency may wish to send with the copy to Lord Crewe. The draft note explains how the revised lay-out differs from the lay-out which was sent home by last mail to Lord Crewe.

A third copy is being prepared of the revised lay-out which will be sent to Mr. Lutyens by this mail.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

No. 296.

MEMO:

In the centre of the main avenue, as it approaches the circus, there are two temples situated in the hamlet of Jaisingpura. These temples are not ancient and have no archæological or historical interest; but they have been erected by an important sect of rich Hindu Bankers of Delhi, who are accustomed to use them for purposes of worship and still spend money on their

embellishment. After investigation I have decided that it would be unwise to remove them, and that properly treated they would form an ornament rather than an obstruction to the avenue, while their preservation as a feature of the avenue would be a politic step towards conciliating Hindu opinion.

In these circumstances I directed Mr. Lanchester to alter the main avenue in such a way that the removal of these temples would be obviated, while the direction of the centre line of the avenue would be preserved. Mr. Lanchester has now drawn out a revised lay-out which secures these objects, and of which a copy is sent.

The circus at the end of the main avenue has been enlarged so as to give an island treatment for these temples. This has resulted in a shortening of the straight portion of the main avenue and an alteration of the point of the medial break. The centre point of the circus of the main avenue as fixed by the Committee is retained, and no important alteration is made in the details of Mr. Lanchester's first lay-out. Mr. Lanchester has also improved the approach from the city into the main avenue.

H.,—22-7-12.

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No. 297.

FROM G. F. DEMONTMORENCY, Esq.

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*Simla, July 23rd, 1912.*

MY DEAR SIR JAMES DUBOULAY,

I send a plan and a report by Mr. Lanchester dealing with the difficulty of clothing the side of the main avenue with buildings. Mr. Lanchester would like to explain some points in connection with this plan to His Excellency. Could His Excellency see us tomorrow (Wednesday) or on Thursday morning? I have to leave by the 1 o'clock train for Delhi on Thursday.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

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No. 298.

FROM G. F. DEMONTMORENCY, Esq.

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*Simla, July 23rd, 1912.*

MY DEAR SIR JAMES DUBOULAY,

His Excellency asked Mr. Lanchester to suggest terms for competition for designs of two blocks of large Secretariat buildings. I send a copy of Mr.



Lanchester's draft form in proof. The enclosures are not yet complete. When the latter are complete, the draft terms will be sent through the Home Department to the Public Works Department and dealt with departmentally.

His Excellency would, I think, like to see the general lines of the forms before they reach him through the Public Works Department. The question is an important one, and will excite a good deal of attention, both in this country and in England. The terms admit of an open competition, and there will be Indian designs and English designs, and perhaps designs from the British Colonies. A Committee of Adjudication is to sit at home and answer questions from India and the Colonies, and the British isles. They will sit on the English designs from February 1st—15th at home, and then come out here with 12 selected English designs, and sit on the Indian designs and make their final adjudication by March 20th, 1913.

The successful competitor can then be telegraphed for to come to Delhi and see the local conditions. When he has done this, he can go away and complete his drawings in detail. Meanwhile the Engineer attached to the successful competitor can begin to see about labour and contractors and collection of material. The buildings can be begun during the hot weather of 1913.

As to the Committee of Adjudication, Mr. Begg, Consulting Architect to Government, should probably be a member owing to his knowledge of Indian buildings. The other two would have to be architects from home.

Lutyens will probably be judging the bungalow competition and will be out here on the town-planning Committee most of December and January. He could not therefore serve on this Committee at home.

I think Mr. Lanchester should be a member of the Adjudication Committee at home. His Excellency asked me the other day if Mr. Lanchester would go in for the competitions. I asked Mr. Lanchester privately whether he would be likely to compete. He said in reply that, having been out here and having had a hand in drawing out the terms, it would be impossible for him to go in for the competition, as other architects would accuse him of unprofessional conduct and the possession of privileged information. I think he would like to be on the Committee of Adjudication and would be very useful thereon.

The third member would have to be an English architect. Mr. Lanchester thinks that some of the following would possibly be willing to serve, and would form a useful list for consideration, from among whom a third member could be selected—

W. H. Bidlake, A. R. I. B. A.,

E. Guy Dawber, F. R. I. B. A.,

William Flockhart, F. R. I. B. A.,

Sir C. A. Nicholson, Bart, F. R. I. R. A.,

D. Barclay Niven, F. R. I. R. A.,

A. N. Prentice, F. R. I. R. A.,

F. W. Simon, F. R. I. R. A.,

Sir A. Brumwell Thomas, F. R. I. R. A.,

of these Sir C. A. Nicholson has had experience of buildings in Jamaica and outside England. His Excellency would doubtless wish to make enquiries from home as to their relative merits for the object in view.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

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[ENCLOSURE TO THE ABOVE LETTER.]

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## SECRETARIAT COMPETITIONS.

### 3RD REPORT OF MR. H. V. LANCHESTER.

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I submit herewith a draft of suggested conditions of competition for the Secretariats, where it is proposed to adopt this method of obtaining designs.

The information still required to complete this draft is as follows :—

- (1) The Secretariats selected.
- (2) The accommodation to be provided and approximate cost.
- (3) The areas and positions of the sites.
- (4) The names of the assessors.
- (5) The premiums to be awarded.

In determining the dates I have assumed that this information can reach England by the end of August, and it is very desirable that these dates should not be materially altered, as otherwise it would be impossible to start building in October 1913, the most suitable date. The dates, varying in the United Kingdom and India, provide for the most expeditious and economical method of conducting the competition, as a selection from the United Kingdom designs would be made in London, and the assessors would then proceed to Delhi and make their final adjudication there.

This would give time to the successful competitor to visit Delhi before the hot weather, and subsequently to prepare his working drawings either in India or elsewhere as convenience might dictate.

The printing of the conditions could be more expeditiously carried out in London under the supervision of one or more of the assessors appointed, and the answers to competitors' questions can best be dealt with there also; they must be issued by the Adjudicating Committee; and if the Consulting Architect to the Government of India forms one of this Committee, his presence would be required in London from October 14th to November 15th, and also from February 1st to the 13th for the preliminary adjudication on the United Kingdom designs.

In order to form an idea of the number of copies of the conditions that will be required, it would be advisable to issue as soon as possible a notification of the forthcoming competition somewhat in the following terms :—

“Architects, being British subjects, who desire to compete for the proposed Secretariat buildings at Delhi are requested to send in their names to,

as soon as possible.

The conditions of competition will be obtainable in October next by payment of a deposit of 15 rupees (£1) returnable on receipt of a *bonâ fide* design, or if the conditions are returned within 10 days.”

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## SECRETARIAT—DELHI.

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### CONDITIONS OF COMPETITION.

*The Competition is open to all British subjects.*

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*Site.*—The site is shown by the accompanying plan, on which the character of the probable surroundings is indicated. It may be assumed that a good foundation capable of bearing  $1\frac{1}{2}$  tons per square foot will be found at a depth of four feet, and that all buildings above the ground level can be adequately drained. A basement is not desirable.

*Assessors.*—The competition will be assessed by the following :—

*Premiums.*—The following premiums will be awarded :—

To the design placed 1st—

To the design placed 2nd—

To the design placed 3rd—

*Questions.*—All questions in respect of these conditions must be sent to the Consulting Architect to the Government of India, India Office, Whitehall, so as to reach him by the following dates :—

For competitors in the United Kingdom by October 14th, 1912.

For competitors in India and elsewhere by November 9th, 1912.

These questions will be answered by the Committee of Assessors and their replies are to be read as part of the conditions.

*Drawings.*—The following *drawings* are required :—

To a scale of  $\frac{1}{60}$ " to a foot—A Block Plan.

To a scale of  $\frac{1}{32}$ " to a foot—Plans of each floor. Such elevations and sections as may be necessary to explain the design (not exceeding six in all).

To a scale of  $\frac{1}{2}$ " to a foot—A detail of a small portion of the building showing the method of construction and architectural treatment.

The plans may be in pencil or ink with all sectional portions indicated in black or dark grey. The areas of the various departments are to be tinted as follows :—

The elevations, sections, and detail may be in pencil or ink tinted in monochrome only.

The competitor may supplement these with a perspective view executed in any manner he may select, in which the actual building must not occupy a width exceeding two feet.

The drawings are to be mounted on cardboard or strainers of uniform size, but not framed or glazed.

*Report.*—Each design is to be accompanied by a brief type-written report describing the construction and materials, and including a schedule of the areas allotted to the various departments and the dimensions and calculations by which the cubic contents are arrived at, with the author's estimate of the cost based on these cubic contents.

Each design is to be sent unmarked by any name or device (other than is necessary for the purposes of transit), but accompanied by the envelope supplied, sealed, and containing the author's name, address, and declaration on the form issued herewith.

*Delivery of Designs.*—Each design with the above-mentioned documents must be securely packed in a wooden box and forwarded, at the competitor's own risk and charges, addressed (in the case of competitors in the United Kingdom) to \_\_\_\_\_ in time to reach him on February 1st, 1913; (in the case of competitors in India and elsewhere) to \_\_\_\_\_ in time to reach him on March 1st, 1913.

On receipt, each case and its contents will be marked with a number in order of receipt for identification. The sealed envelopes marked with corresponding numbers will remain unopened till the competition has been decided.

*Observance of Rules.*—Should any competitor fail to observe the rules laid down in these conditions, the Assessors have power to disqualify his design.

*Return of Designs.*—Every possible care will be taken of the designs and they will be returned free of cost to competitors, but no responsibility for their safety can be accepted.

*The Award.*—The Assessors' award will be printed and circulated to every competitor.

*Employment of Architect.*—It is the intention of the Government of India to employ the architect whose design is placed first by the Assessors, unless there should be any reasonable objection to this course.

The successful competitor will be required to visit Delhi in order to make himself more fully acquainted with the local conditions and to confer with the Consulting Architect. It is considered that the 1st premium (which is not merged in the commission) should be regarded as his remuneration in respect of this.

The successful competitor will have the option of accepting a sum of four per cent. on the estimated cost of the work as remuneration for supplying the following :—

- (a) Six duplicate sets of the usual working drawings to a scale of  $\frac{1}{8}$ " to the foot. These should be on white cloth, but two only need be coloured.
- (b) Two copies of each  $\frac{1}{2}$ " detail necessary.
- (c) One copy of all full size details.
- (d) Full details of all structural steel work.
- (e) Full specifications and all necessary explanations and instructions to enable the work to be carried out.

Alternatively, provided the successful competitor satisfy the Indian Government that he is in a position to undertake the usual duties of an architect in entire charge of the work, he will be so appointed, under an agreement containing the customary provisions, at a remuneration of 8 per cent. on the cost of

the work. If, however, he is not resident in the Punjab or the United Provinces, he will be required to keep a competent English assistant permanently on the works and to visit them himself as often as may be necessary (at his own expense) to ensure the proper carrying out of his design.

## REQUIREMENTS.

### ACCOMMODATION:

*Construction.*—It is desired that the construction shall be, as far as practicable, fire resisting.

*Architectural Treatment.*—The buildings should be simple and dignified in their treatment, while the style adopted must be such as can be carried out by Indian craftsmen in their own vernacular.

A series of photographs (Appendix A) is issued herewith showing works recently executed in various places by Indians in their traditional manner.

A further series (Appendix B) gives typical examples of various styles and periods of Indian architecture. It is not suggested that it would be desirable to adhere closely to any one of these types, but it is thought that they may prove useful as an indication of the general spirit and character of the architectural developments of India. Competitors desiring further information on Indian Architecture should consult the Archæological Survey reports and other books which are to be found in the libraries mentioned in Appendix C.

*Cost.*—No sum has been fixed as a limit of cost, but it is thought that about £                      should be sufficient to carry out the work. Competitors' estimates will be carefully considered and will form a factor in deciding on the merits of their designs.

*Future Extension.*—The area of the site allows for the extension of the building at present proposed to be erected, and such extension may be demanded by a number of the departments. It can take the form, either of external enlargement or of the sub-division of one or more internal courtyards, and the method preferred by the competitor should be indicated in dotted lines on the block plan.

## INFORMATION.

*The Climate of Delhi, &c.*—The climate of Delhi is very hot and dry from April to June, inclusive, while during the rainy season, July to September, inclusive, the air is warm and moist. During the remainder of the year the air is cool and bracing with a temperature occasionally as low as 40° F.

The prevailing wind is between west and north-west except in July when the south-east monsoon prevails and in August when the south-west is dominant.

Artificial heating is required from December to February, and all principal rooms should have fireplaces. It is possible that a scheme for steam or hot-water heating might be combined with the ventilation required during the hot weather.

During the extremes of temperature doors and windows are always kept closed.

The tattie, a wet screen, to door openings on the west side, by means of which the hot wind is cooled, is not in very general use in Delhi, as the wind is too fluctuating.

*Verandahs.*—The latitude of Delhi is 28° 40' North. The sun is so nearly vertical in summer that verandahs, to screen the walls, are absolutely necessary to the westward only, though they form a pleasant adjunct on the other fronts also, particularly on the south.

The verandahs should be so designed as to shelter the walls from the direct rays of the sun as far as possible. At the same time they are required to admit the air freely at certain seasons, so that louvres or pierced screens may be employed; but the upper portion of the opening must be so arranged as to admit the light freely, and no part of any office floor, not otherwise lit, should be at a less angle than 25° from the top of any verandah opening.

Verandahs should not be used as important traffic routes except in the case of offices of minor importance. The practice is disturbing to those working.

*Walls and Roofs.*—Owing to the widerange of temperature at Delhi, both walls and roofs should be made as none-conducting as is economically practicable.

*Carriage Porch.*—The large amount of driving indulged in by all classes renders a good carriage porch or its equivalent a desirable adjunct to every important building.

*Construction.*—The form of construction employed should afford the minimum of shelter to insects and vermin of every description. Hence wall-panelling, wood skirtings and floors, &c., are to be avoided. In joinery, glue must not be depended on, and all contrivances such as door and window fastenings and the like should be simple and "fool-proof".

*Workmanship.*—Indian workmanship of all kinds compares unfavourably with English in accuracy and finish. Elaboration of design and intricacy of moulding should be avoided except where Indian vernacular methods are adopted.

*Materials.*—The cheapest form of walling is the grey quartzite stone obtained close at hand which could be used for internal walls and for external work in the form of coursed rubble if such a treatment is suited to the architectural design.

Good bricks of a greyish red colour are also manufactured locally, but are more expensive than the rubble stone.

No freestone is found at Delhi, but it is readily obtainable from Agra, Dholpur and Gwalior. The two former places supply the well known Agra red sandstone of good weathering quality, while Gwalior stone can be obtained in varying shades of greyish white and buff. It is also of excellent quality and can be obtained in very large blocks or slabs.

Good white marble may be employed to a limited extent, but its cost would preclude its general use except in the form of thin facing slabs.

External plaster work is well understood in India and could be used on plain surfaces in conjunction with marble or stone. The finest class of plastering (chunam) is carried out with lime made from marble or sea shells, and is worked up to a high polish, but this could only be employed to a limited extent on account of the scarcity of workmen skilled in this trade.

A reddish colour in plaster can be obtained by the use of brick dust.

The wood available for joinery is either teak or cedar (deodar).

*Cost.*—The cost of the actual structure per cubic foot may be taken at  $\frac{1}{3}$  of English rates, excluding the sums allowed for hardware, engineering, plumbing, &c., as the cost of these items is somewhat in excess of English prices. It is therefore desirable that economy should be studied in the use of these, particularly in regard to sanitary accommodation, which should be provided in concentrated groups as far as possible.

The following schedule gives some of the prices in force at Delhi, and may be of service to the competitor in estimating the probable cost of his building per cubic foot.

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No. 299.

Private Secy. to Viceroy to Colonel Cole.

Telegram, No. 261, 24th July 1912.

Your telegram of 22nd. There is no objection to Hindurao's house being used as a hospital.



No. 300.

To G. F. DEMONTMORENCY, Esq.

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*Viceregal Lodge, Simla, July 24th, 1912.*

DEAR DEMONTMORENCY,

I am desired by His Excellency to send you the accompanying three copies of a memorandum by His Excellency, dated the 22nd July, in connection with the removal of the two Hindu temples situated in the Hamlet of Jaisingpura.

Yours sincerely,

(Sd.) J. H. DUBOULAY.

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No. 301.

FROM THE HON'BLE MR. H. P. TOLLINTON, Secy. to the Govt. of the Punjab.

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*Simla, July 24th, 1912.*

MY DEAR SIR JAMES,

When talking to His Excellency last night, I said I thought the Delhi Tehsil would have an area of about 160 square miles. I was under the impression that the tehsil was a very small one. His Excellency remarked that 160 square miles might be enough, but I find on looking up the point that the tehsil is a large one, and contains 428 square miles, apart from the Mekrauli Thana which the Government of India are also taking over.

I am sorry I gave a wrong impression; and if you thought it worth while, you might get an opportunity of correcting it.

Yours sincerely,

(Sd.) H. P. TOLLINTON.

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No. 302.

Extract from a telegram from H. E. the Viceroy to the Secy. of State for India, dated the 25th July 1912.

If any further remarks are made about temporary buildings at Delhi, it may be authoritatively stated that nothing will be wasted, as the Secretariats will be utilised for the Postal Audit Office and Indian Treasury, and even more clerks' quarters will be wanted than are being now constructed. The greatest care and economy are being exercised; and in order to control what is being done, I am going to Delhi on the 27th for a few days on purpose.

No. 303.

FROM THE HON'BLE MR. M. NETHERSOLE, Offg. Secy. to the Govt. of India,  
Public Works Dept.

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*Simla, July 25th, 1912.*

D.-o. No. 49-B. D.

DEAR SIR JAMES,

I enclose, for His Excellency's information, a copy of Gordon's note, dated 23rd March last, and of the rough estimate referred to therein relating to new Delhi works.

Yours sincerely,

(Sd.) M. NETHERSOLE.

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[ ENCLOSURE TO THE ABOVE LETTER. ]

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His Excellency asked me on Wednesday whether it would be quite safe to say that he adhered to the Government of India's original figure of "about 4 million sterling" as the cost of the new capital at Delhi. I promised to look into the matter as well as I could in the few days available before His Excellency required a reply.

2. In the attached statement the cost is estimated roughly at  $4\frac{1}{2}$  million sterling, exclusive of the cost of all quarters for officials below the rank of Member of Council. For all officials below that rank it is assumed that sites will be allotted to contractors on liberal terms on condition that they construct quarters to approved designs and specifications. If in lieu of this arrangement we are to construct quarters, it will be necessary to add about a crore of rupees to the estimate.

3. The cost of the new capital will depend to a large extent on the proposals that may be adopted after the experts have been consulted, and the attached estimate must of course be regarded as a very rough one. It is the best I can do in the short time at my disposal and until the final proposals are before us. From my estimate of  $4\frac{1}{2}$  million sterling it will be quite safe to deduct, say,  $\frac{1}{2}$  million on account of receipts to be derived from the sale of buildings in Calcutta and of land in Delhi. This will reduce the estimate to  $4\frac{1}{4}$  million sterling. The original estimate of about 4 million sterling is therefore near the mark. On my present information I cannot improve on it. It does not include the cost of temporary works or of improvements in the city and civil lines.

4. For the estimate of the cost of cantonments, I am indebted to the Army Department. Their estimate like mine is a rough one.

W. B. GORDON,—23-3-12.

*Abstract of Rough Estimate of Cost of new Capital at Delhi.*

				Lakhs of rupees.
Land for Civil Station, 20 square miles	...	...	...	25
Government House and subsidiary buildings	...	...	...	50
Other buildings	...	...	...	200
Roads, parks and gardens	...	...	...	30
Drainage	...	...	...	15
Water-supply	...	...	...	15
Electric plant and buildings	...	...	...	10
Furniture	...	...	...	10
Unforeseen items	...	...	...	45
TOTAL				400
New Cantonments ( <i>vide</i> estimate below)	...	...	...	125
TOTAL				525
Establishment and tools and plant...	...	...	...	75
Contingencies at 10 per cent.	...	...	...	60
GRAND TOTAL				660

or, say, 4½ million sterling.

## NEW DELHI.

*Statement showing Approximate Cost of the new Cantonments.*

				Rs.
Regimental buildings, including officers' quarters	...	...	...	61,00,000
Staff buildings	...	...	...	5,00,000
Roads, water-supply, drainage and electric light	...	...	...	20,00,000
Furniture	...	...	...	3,00,000
Contingencies, including accommodation for transport, &c....	...	...	...	5,00,000
Total Military Works				94,00,000
Ecclesiastical buildings (chargeable to Civil)	...	...	...	2,00,000
*Acquisition of 15 square miles of land, @ Rs. 180 per acre	...	...	...	17,00,000
TOTAL				1,13,00,000

*Composition of Units provided for as above.*

- 1 British Battery.
- 1 „ Cavalry Regiment.
- 1 „ Infantry „
- 1 Indian Cavalry „
- 2 „ Infantry regiments.

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\*Cost chargeable to Army Estimates.

## No. 304.

Extract from a letter from the Hon'ble Sir Louis Dane, G. C. I. E., C. S. I., Lieut.-Govr. of the Punjab, to His Excellency the Viceroy, dated the 25th July 1912.

I do not know if you will have time to consider any of the town-planning arrangements at Delhi. Mr. Lutyens had arranged his central avenue so as to end on the south-west corner of the Jumma Musjid. Now this is the least pleasing feature of the mosque, and I am not quite certain that it is a good thing to have the main avenue of a British capital ending on the rear of a mosque. Besides his alignment may render necessary the removal of the Anglo-Arabic High School at the Ajmer Gate. This is a most efficient institution in an old Mahommedan enclosure, with a fine tomb and mosque, and its removal would be much resented and would deprive Delhi of a fine feature. I rather think that the large and important Kala Masjid, the oldest in Delhi, would be affected, and this would certainly cause a tumult.

If the avenue is shifted a little to the east, it will end in the open space, where the statue of King Edward is to stand with the Fort in full view behind. I think that this would have a finer effect. Besides you can see the mosque from any point in the new city, but this would be about the only good view of the Fort. The cost of acquisition of property would be much less, and the Anglo-Arabic High School would escape. I intended to have spoken about this, but an opportunity did not occur, and I now venture to mention the matter in case Your Excellency may be going into such questions at Delhi.

## No. 305.

FROM THE HON'BLE MR. W. B. GORDON, C. I. E., M. I. C. E., Secy. to the Govt. of India, Public Works Dept.

*Simla, July 25th, 1912.*

MY DEAR DUBOULAY,

His Excellency asked me yesterday to send him privately a copy of the enclosed note giving my views as to the arrangements for Delhi.

I cannot think that the proposed Executive Committee will work well unless its head has the central mind and assumes entire control. In this case the executive control should, I urge, be entrusted to the Public Works Department. What I propose is a Central Committee to perform the same

offices that a Secretariat does for a Local Government, and to pass orders on the Director's estimates and proposals. It would have no control over the actual execution of the work.

Yours sincerely,  
(Sd.) W. B. GORDON.

*P. S.*—There appears to be an idea amongst members of the Civil Service that an Engineer cannot administer, or have any business capacity, outside the routine of his departmental work. In the Cape, where I spent three-half years on deputation, I had in addition to my engineering work to organise an Irrigation Department, to draft and see through Parliament a big Irrigation Bill, and to assist the land-owners and spur them to co-operate in carrying out my irrigation schemes. I have in the course of packing just come across the enclosed papers which will show that my work was appreciated. Dr. Smart was then Minister for Public Works. Merriman (now P. C.) was leader of the Opposition and Mr. Schoueman represented the Dutch party. I could find you half a dozen Public Works men who would have done as well or better than I did, but in our own country we are without honour and not considered fit to be let out of leading strings.

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[ENCLOSURE TO THE ABOVE LETTER.]

#### ADMINISTRATION OF NEW DELHI DURING THE CONSTRUCTION STAGE.

The Imperial enclave at Delhi will, it is understood, be administered by a civil officer of the rank of Commissioner directly under the control of the Government of India. The question now to be considered is the best method of arranging for the building of the new city and for such alterations as may be necessary in the present city and its surroundings.

2. As the work connected with the new capital has been in the hands of the Home Department, I am not sufficiently acquainted with all the details to submit any elaborately worked out scheme, but as a broad outline of a scheme I would suggest that the operations be placed under an entirely separate and distinct agency from that of the general administration of the enclave, just as the Port Trusts and Improvement Trusts in the cities of Bombay and Calcutta, and the Madras Port Trust are entirely separate bodies, working directly under Government in an area administered by the civil authorities. In the case of the Port Trusts the work belongs almost entirely to the sphere of the Engineer, and in Bombay, Calcutta and Madras, the actual administrator, who is responsible for the entire arrangements within the area, is an engineer. In the case of the Improvement Trusts, on the other hand, the work is of a different nature. The work of the engineer, though important, plays more or less a secondary part, and in a Trust of this kind the control is generally placed in the hands of a civil officer. In the building of new Delhi, though there will be much in connection with the improvement of the old city which might be rightly held to be rather the work of a civil officer than of an engineer, the work generally is certainly one in which the functions of the engineer largely predominate. This being the case, it seems to me that the natural course would be to make an engineer officer the chief executive authority.

3. The Director-General of Works, as he might be called, could not, however, have the final word either in the general designs or in the outlay to be incurred on any work or class of works. That must rest with the Government of India; and to deal with all matters connected with Delhi, it would appear desirable to have a small Central Committee at the Head-Quarters of Government, to whom the Government of India would make over its functions of criticism and scrutiny. The President of this Committee might perhaps be His Excellency the Viceroy, with an Hon'ble Member as Vice-President, and as members the Public Works Secretary, the Finance Secretary and the Chief Sanitary Officer to the Government of India, with an officer of the Public Works Department as Secretary to the Committee. The estimate for the new city would in due course be submitted to this Central Committee by the Director-General of Works for scrutiny and criticism, and on the estimates being passed by the Committee they would be submitted to the Public Works Department who, with the concurrence of the Finance Department, would forward them to the Secretary of State for administrative approval. This sanction having once been obtained, the Central Committee should be empowered to deal finally with all matters in connection with new Delhi, including the provision of the necessary staff, the Public Works Department being the channel for communicating the sanction of Government to the Director-General of Works. All questions affecting the Army would, however, be referred to the Army Department before being finally settled by the Committee, and any railway matters would be referred to the Railway Board. All railway work in the enclave would be made over to the Railway Department for execution.

4. Administrative sanction having been accorded to the estimates for the new city, the preparation of detailed designs and estimates would be taken in hand by the Director-General of Works and his staff. The Director-General should be given definite powers of sanction up to, say, Rs. 50,000 for any one work, but all estimates exceeding this amount and all estimates for standard types of buildings, such as residences for various classes of officers, would be submitted to the Central Committee. In the case of any building costing not more than Rs. 50,000 the Committee would through their Secretary merely convey their general approval of the plans, &c., and in the case of works costing over that sum the sanction of the Government of India would be conveyed in the ordinary way through the Public Works Department.

5. Apart from the actual building of the new city itself, it will doubtless be necessary to improve in many ways the present city, and for such improvements, so far as they form part of the general design, the Director-General of Works would be responsible. The designs for improvements of this nature would be prepared in consultation with the Commissioner, and be submitted in the usual way to the Central Committee for scrutiny and criticism, but schemes which concern only the present city of Delhi itself, and the execution of all work inside the old city, would ordinarily be placed directly under the Commissioner of Delhi, any necessary additional engineering staff being placed at his disposal by the Director-General of Works, who would render any other assistance and advice that might be necessary. The relation of the Director of Works to the Commissioner would be exactly the same as that of any Chief Engineer would be to an ordinary Commissioner in whose Division he was designing or constructing a larger irrigation or other public work.

6. Finally, the arrangements for acquiring land, buildings, &c., would rest entirely with the Commissioner, who would make them over as required to the Director-General of Works in the usual way, but schemes for the disposal of land and sites, &c., in the new city area would rest with the Director-General of Works under any general orders on the subject that might be issued by the Central Committee. The Director of Works would of course be provided with a suitable assistant for this purpose.

7. In making these proposals I do not for a moment mean to suggest that the work of administration could not safely be entrusted to a selected civil officer with a good Chief Engineer to assist him. But I do mean to say, with due respect, that, in the distribution of work and appointments, some regard should be had to the reasonable claims of the various Departments. The Department which *prima facie* has the first claim to be entrusted with the work of arranging for the design and construction of the new capital is undoubtedly the Public Works Department. In that Department there are a number of senior officers who have rendered good service to the Government of India, and who, in doing so, have acquired not only such experience in procedure, organisation and administration as will enable them to arrange for the design and execution of large public works, but also the business capacity that will enable them to deal satisfactorily with all matters connected with general rather than departmental administration that are likely to come before him. One of these officers might, I venture to submit, be selected as the highest executive authority for the design and construction of the new capital.

8. It is, I trust, unnecessary to add that, whatever be the arrangement finally adopted for the construction of the new capital, the officers of this Department, who will compose almost the entire staff, will work whole-heartedly and to the best of their ability to make the arrangement a success. But there will be this difference. If they are to work with a civil officer in executive control, they will do so under a dispiriting sense that injustice has been done to their Department, and that the main credit which will be due to the Department if they make the work a success will go in the usual course to the head controlling authority, and not to an officer of the Department. On the other hand, given an officer of their own Department in supreme control, they will feel that they are working under a brother officer who will appreciate their difficulties, and that the whole responsibility of an important work has been entrusted to the Department, and with this feeling they will naturally be spurred to greater efforts, and will work much more cheerfully and contentedly and the fact will be evident in the result.

W. B. GORDON,—23-7-12.

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No. 306.

FROM THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of the  
Viceroy's Council.

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*Simla, July 25th, 1912.*

MY DEAR LORD HARDINGE,

I am sorry that I have not written to Your Excellency sooner on the subject of the administration of the enclave. But it is a matter upon which I have been reflecting deeply, and a note on the case, which I am sending Your Excellency, contains the conclusions that I have arrived at, though not without some hesitation.

In this letter I put forward, for Your Excellency's consideration, certain remarks about the officers who might be selected to fill the appointments mentioned in my note.

As Your Excellency is aware, I had considerable misgiving in pronouncing Hailey to be the best man for the major post. One has to consider the public who might exclaim against such important duties as those of a Local Government and Financial Commissioner being entrusted to an officer who would in his Province be only a Deputy Commissioner of a District. One has also to consider the reluctance of senior officers of other Departments to work in subordination to an officer so junior by comparison as Hailey. Thirdly, the appointment is being given to the Punjab Commission. Other much more senior candidates have been put forward by the Punjab Government, and the selection of Hailey, involving the rejection of other officers of greater seniority and possibly equal merit, but who had not had similar opportunities of showing their capabilities to the Government of India, is bound to cause considerable dissatisfaction and disappointment. Nevertheless, Your Excellency stands committed, in a great degree, to the selection of Hailey, and I have found that Your Excellency's opinion regarding Hailey finds strong support from Sir John Hewett. There is no doubt that Hailey is himself competent to discharge the functions, and though on the grounds mentioned I feel some hesitation, I do not feel justified in pressing these grounds further. I recognise, of course, that the selection of an officer to an appointment of this kind is one which rests with Your Excellency; but as you were pleased to consult me on the subject, I hope that I am not presumptuous in thinking that Your Excellency will welcome this assurance that, after full consideration, I have come round to the view that Hailey's appointment will be a right one.

In these circumstances, I hope that Your Excellency will be able to meet me in respect of two other points: I am very anxious that Major Beadon should be retained as Deputy Commissioner of Delhi. He has given us much assistance in respect of our acquisitions and is intimately acquainted both with the revenue system of the Delhi District, which he only recently resettled, and with the areas which we are going to acquire and administer. To turn him out of Delhi at this juncture would be a poor reward for the help he has given us, and would be to throw away the benefit of the special knowledge which he has acquired.

For the appointment of Personal Assistant to the Commissioner and Secretary to the Committee, I would strongly recommend deMontmorency. I need not enlarge to Your Excellency upon his merits. Your Excellency had some idea of appointing him as Deputy Commissioner; but this would not only have had the effect of withdrawing him to a very great extent from all connections with the new capital, but it would certainly give rise to considerable criticism, both official and non-official. Major Beadon himself is one of the most junior officers who has ever held permanent charge of the Delhi District, and to oust him and put in deMontmorency in his place, an officer, who though very promising, is still in the stage of reverting each cold weather from the charge



of a District, would, I think, be a real mistake. To man the enclave at the top with a not very senior Deputy Commissioner, and to select an Assistant Commissioner for the responsible appointment of Deputy Commissioner and District Magistrate, would be a combination of appointments which I could, under no circumstances, recommend to Your Excellency. On the other hand, deMontmorency is a most admirable selection as an officer to assist on the one side the Commissioner of the enclave, and on the other the Vice-President of the new Capital Committee. His work during the last few months has fitted him very specially for taking an active part in the work of the new city, and I see in him qualities of tact and conciliation which would prove of great assistance in smoothing away the difficulties that might arise between the various members of the Committee. I think it not improbable that there will be such points of friction and difference; but the appointment of a tactful man as Secretary would be one excellent method of minimising them. The question of deMontmorency's salary in the appointment can be settled when Your Excellency's orders have been passed. His status would probably be about equal to that of an Under Secretary to the Government of India; but it will be necessary to see that he is not a loser under that status and to fix his pay accordingly.

In this letter I have assumed that Hailey as Commissioner of the enclave would be Vice-President of the Committee; but I do not include at this moment any recommendation regarding the constitution of the Committee itself. If Your Excellency desires, I should be ready to act as President of the Committee and should certainly find an interest in the work; but I am not sure that the arrangement would commend itself to all my Hon'ble Colleagues. The suggestion should emanate from Your Excellency, in the first instance, and it would be inappropriate and unbecoming that it should be put forward in any way from the Home Department. If Your Excellency remains of the same mind in regard to it, it would be best that it should be brought before Council as Your Excellency's own proposal, as indeed it was, and not in any way as suggested by myself or the Home Department.

Yours very sincerely,  
(Sd.) R. H. CRADDOCK.

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[ ENCLOSURE TO THE ABOVE LETTER. ]

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#### THE ADMINISTRATION OF THE DELHI ENCLAVE.

In so far as judicial and various departmental officers are concerned, as well as in respect to subordinate magistracy, and subordinate establishments generally, detailed proposals must await the result of a reference to the Punjab Government, from whom a reply may shortly be expected.

Council on the finance of new Delhi and the largeness of our prospective surplus. He suggested that your department should begin to prepare its brief already, which he would take in hand when he returns at the end of September.

Will you kindly do whatever you may consider needful in this matter?

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

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No. 293.

FROM THE HON. MR. R. W. GILLAN, C. S. I., Acting Member of the Viceroy's Council.

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*July 20th, 1912.*

MY DEAR LORD HARDINGE,

The case about the finance of new Delhi is ready. I finish my note on it only the other day, and I venture to assure Your Excellency that we have a very strong hand indeed. This is particularly the case with the Calcutta people who made some particularly silly and uninstructed speeches in the Bengal Chamber of Commerce. I cannot in fact understand commercial men having so little knowledge of elementary finance, but it is true that their ignorance is such as to expose them to ridicule, and the only question for Government will be how severe it chooses to be on them.

The question of the surplus also is easy enough, but I confess that for that I am a little frightened of pressure from home. But how anyone knowing the enormous needs of India, the absence of any real complaints about taxation and the ever-threatening loss of our opium revenue (about which we have recently had a shock) could propose a reduction of taxation I do not know. The point on which we seem really open to attacks is, not the existence of the surplus, but the use to which it is put by the Secretary of State. Frankly, we cannot understand (and I am speaking not only of myself, but of Sir Guy and Meston) why he should keep such enormous balances and go on lending them out instead of using them to wipe out existing debt, or to avoid the necessity of incurring—on very unfavourable terms—fresh debt. The matter is one I should be glad to mention on my return to Simla.

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Believe me, sincerely yours,

(Sd.) R. W. GILLAN.

No. 294.

Lieut.-Colonel H. Cole to Private Secy. to Viceroy.

Telegram, Delhi, 22nd July 1912.

1204-T. W. Viceroy directed me in June to retain suitable building for Oriental College, and I suggested Hindurao's House. It is now proposed to utilise as hospital for Europeans, if Army Department will agree. Kindly wire if any objection, as otherwise we must build hospital at once.

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 No. 295.

FROM G. F. DEMONTMORENCY, Esq.

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*Simla, July 22nd, 1912.*

MY DEAR SIR JAMES DUBOULAY,

I send two copies of Mr. Lanchester's revised lay-out. One for His Excellency and one to be sent home to Lord Crewe. I send a draft note, which His Excellency may wish to send with the copy to Lord Crewe. The draft note explains how the revised lay-out differs from the lay-out which was sent home by last mail to Lord Crewe.

A third copy is being prepared of the revised lay-out which will be sent to Mr. Lutyens by this mail.

Yours sincerely,

(Sd.) G. F. DEMONTMORENCY.

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No. 296.

M E M O.

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In the centre of the main avenue, as it approaches the circus, there are two temples situated in the hamlet of Jaisingpura. These temples are not ancient and have no archæological or historical interest; but they have been erected by an important sect of rich Hindu Bankers of Delhi, who are accustomed to use them for purposes of worship and still spend money on their

When I was last in Simla, I discussed the possible uses to which the accommodation could be put with the Hon'ble Mr. Gillan. It has been definitely decided to retain the Postal Audit Office at Delhi, and the establishment of this office at present consists of 2 gazetted officers, 12 subordinate officers and 426 clerks, whereas after reorganisation it will consist of 3 gazetted officers, 11 subordinate officers and 300 clerks. It was admitted that there would be no difficulty in placing these officers in the temporary Secretariat and in the Indian clerks' residences. Another office which might very well be similarly accommodated is the Office of the Comptroller, India Treasuries, which consists of 5 gazetted officers, 16 subordinates and 178 clerks. The total requirements of these two offices amounts therefore to 8 officers, 27 subordinates and 604 or, after reduction, 478 clerks. The office accommodation provided in the temporary Secretariat is for 86 officers, 32 Superintendents and 416 clerks; and, by utilising some of the officers' rooms for clerks, it will be more than sufficient for the two offices mentioned above. By adapting some of the menials' quarters for use by clerks and making some other changes, no doubt residences or quarters for all the clerks could be provided. It is difficult to believe that, whatever may be the decision as to locating offices in the temporary buildings, some useful purpose cannot be found for them in the course of the next 5 to 7 years. They will be admirably suited for an educational institution, and a number of other purposes suggest themselves.

Owing to their proximity to the Chandni Chowk and the railway station, the Metcalfe estate, the Circuit House, the Cantonments and Hindu Rao's estate will always be a very valuable property that is certain to appreciate in the near future. Metcalfe House could be turned into a fine hotel or club, and no doubt Government will get full value for the buildings now being erected there on a site which has no equal in the Delhi Civil Lines. Similarly the Circuit House and the numerous bungalows and other quarters which surround it would find a ready market if Government should at any time decide not to retain it.

I think it can be said, without any fear of exaggeration, that the weight of probability is strongly in favour of Government realising full value for all their outlay in connection with the temporary works, or else receiving its equivalent from the utility of the buildings for their own purposes.

(Sd.) H. W. G. COLE, *Lieut.-Col., I. A.,*  
*Director of Temporary Works, Delhi.*

DELHI;

The 27th July 1912. }

No. 307a.

NOTE ON DELHI ACQUISITION FOR HIS EXCELLENCY'S  
PERUSAL.

The statements attached show (1) the expenditure for which Government must be prepared in acquiring land for the Imperial City, Cantonments and Delhi City expansions; (2) the returns which may reasonably be expected. These statements are abstracts from the culminating paragraphs of my draft report on the subject of land acquisition; the report itself is not yet quite ready. The whole report has to be revised again, so these figures are not final, but there is not likely to be any change of moment. The statements can be explained in a very few words. Valuations have been made—

- (1) *of agricultural land* by taking 20 years' purchase of the net profits as the market price;
- (2) *of residential buildings* by estimating the value of the land and the value of the buildings;
- (3) *of Paharganj* by taking 15 times the gross rental as a fair price, and Rs. 10,000 per acre for waste.

The returns from agricultural rents are based on the scale of rents now paid. The principal returns are from premia and ground rents in areas expected to become urban, I have allowed for 200 acres of bazar in the city expansion tract, though eventually it will probably be more extensive.

Though in the statement of financial outlay and returns I have shown Rs. 7,22,890 as "subsequent outlay" in buying buildings in village sites, I doubt very much if all this expenditure will ever be incurred; so it is safe to assume that, if the whole of both areas are acquired, the total of the Collector's awards will not exceed 90 lakhs (round). The premia from leasing building and bazar sites should roughly pay for Paharganj, so that the net result is an outlay of 68 lakhs, giving an annual return of  $2\frac{3}{4}$  lakhs (about), which is rather more than four per cent. interest.

There does not seem to be any special need to buy either Block D or the Delhi gardens; the former is so far away, and the latter area does not come into any of the lays-out; moreover, neither of these blocks are likely to give a good return or to increase in value, so long as the blocks remain agricultural. In these circumstances an immediate expenditure of 25 lakhs could be avoided.

DELHI, }  
28th July 1912. }

H. C. BEADON,

*Deputy Commissioner.*

*Statistics of the Estimated Cost of Acquisition of Land for Imperial Delhi.*

Block or Tract.	AREA OWNED BY GOVERNMENT.			Area in acres which is being acquired.	Land revenue of area which is being acquired.	Estimated value of land.	Average value per acre.	Estimated cost of acquisition, including 15 per cent.	VILLAGE SITES.		Cost of redemption of mafis.	GRAND TOTAL.	Average cost per acre.
	Area in acres.	Land revenue.	Malikana.						Value of buildings.	Cost of acquisition.			
						Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.
A—Cantonment ...	54	26	...	9,351	10,028	5,76,000	61	6,62,400	3,06,900	3,52,935	21,975	10,37,310	111
B—Imperial City ...	1,887	2,405	4,946	11,251	14,710	8,45,800	75	9,72,670	3,94,100	4,53,215	60,960	14,86,845	132
C—North-west expansion, north of Cantonment.	...	...	...	2,542	1,004	70,600	28	81,190	12,900	14,835	7,300	1,03,325	41
D—South of Safar-jang.	142	6	38	13,042	12,800	7,17,700	55	8,25,355	3,04,200	3,49,830	19,440	11,94,625	92
E—North-east expansion, Indrapat.	410	373	342	4,218	9,748	5,23,800	124	6,02,370	1,15,400	1,32,710	27,340	7,62,420	181
Total Imperial Tract	2,493	2,810	5,326	40,404	48,290	27,33,900	68	31,43,985	11,33,500	13,03,525	1,37,015	45,84,525	113
Paharganj ...	(a) 126	...	...	164	...	...	...	...	(b) 24,00,000	27,60,000	...	(b) 27,60,000	16,830
Delhi Gardens ..	204	2,115	235	1,174	11,318	(c) 13,49,000	1,028	(c) 15,51,350	...	...	92,420	(c) 16,43,770	1,253
Balance of Tract ...	1,793	310	219	6,200	6,390	4,95,600	80	5,69,940	1,55,900	1,79,285	22,962	7,72,187	125
Total Delhi City expansion Tract.	1,997	2,425	454	7,374	17,708	18,44,600	250	21,21,290	1,55,900	1,79,285	1,15,382	24,15,957	327
GRAND TOTAL ...	4,616	5,235	5,780	47,942	65,998	45,78,500	96	52,65,275	36,89,400	42,42,810	2,52,397	97,60,482	204

NOTE.—(a) 27 acres Municipal land included.

(b) Includes value of land.

(c) Includes value of Sardarakhti rights in the Government gardens.

(Sd) H. C. BEADON,

*Deputy Commissioner.*

*Statistics of Financial Outlays and immediate Losses and Returns.*

Block or Tract.	FINANCIAL OUTLAY.		IMMEDIATE LOSSES.			RETURNS BALANCING IMMEDIATE LOSSES.			REMARKS.
	Immediate.	Subsequent.	Annual from land revenue.	Annual from loss of Malikana.	Annual Total.	Initial.	Annual from agricultural rents.	Annual from ground rents.	
	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	
A ... ..	9,73,370	63,940	8,929	...	8,929	...	9,150	...	
B ... ..	13,95,075	91,770	11,434	2,592	14,026	16,59,000	18,562	1,31,622	
C ... ..	88,490	14,835	639	...	639	...	3,500	...	
D ... ..	8,44,795	3,49,830	11,828	...	11,828	...	32,000	...	
E ... ..	6,29,710	1,32,710	8,381	...	8,381	...	24,370	...	
Total Imperial Tract	39,31,440	6,53,085	41,211	2,592	43,803	16,59,000	87,582	1,31,622	
Paharganj ...	27,60,000	...	...	...	...	...	...	...	
Delhi gardens ...	16,43,770	...	6,697	...	6,697	...	51,040	...	
Balance area ...	7,02,382	69,805	5,156	...	5,156	10,00,000	14,060	50,000	
Total Delhi City expansion tract.	23,46,152	69,805	11,853	...	11,853	10,00,000	65,100	50,000	
GRAND TOTAL ...	90,37,592	7,22,890	53,064	2,592	55,656	26,59,000	1,52,682	1,31,622	

(Sd.) H. C. BEADON,  
Deputy Commissioner,

No. 307b.

## SECRETARIAT COMPETITIONS.

## THIRD REPORT OF MR. H. V. LANCHESTER.

I submit herewith a draft of suggested conditions of competition for the Secretariats where it is proposed to adopt this method of obtaining designs.

The information still required to complete this draft is as follows :—

- (1) The Secretariats selected.
- (2) The accommodation to be provided and approximate cost.
- (3) The areas and positions of the sites.
- (4) The names of the assessors.

In determining the dates I have assumed that this information can reach England by the end of August, and it is very desirable that these dates should not be materially altered, as otherwise it would be impossible to start building in October 1913, the most suitable date. The dates, varying in the United Kingdom and India, provide for the most expeditious and economical method of conducting the competition, as a selection from the United Kingdom designs would be made in London, and the assessors would then proceed to Delhi and make their final adjudication there.

This would give time to the successful competitors to visit Delhi before the hot weather, and subsequently to prepare their working drawings either in India or elsewhere as convenience might dictate.

The printing of the conditions could be more expeditiously carried out in London under the supervision of one or more of the assessors appointed, and the answers to competitors' questions can best be dealt with there also; they must be issued by the Adjudicating Committee; and if the Consulting Architect to the Government of India forms one of this Committee, his presence would be required in London from October 14th to November 15th, and also from February 1st to the 13th for the preliminary adjudication on the United Kingdom designs.

In order to form an idea of the number of copies of the conditions that will be required, it would be advisable to issue as soon as possible a notification of the forthcoming competition somewhat in the following terms :—

“Architects, being British subjects, who desire to compete for proposed Secretariat buildings at Delhi are requested to send in their names to

as soon as possible.

The conditions of competition will be obtainable in October next by payment of a deposit of 15 rupees (£1), returnable on receipt of a *bonâ fide* design”, or if the conditions are sent back within 10 days.



Delhi—  
 Competition for  
 Authors' name and declaration.

4 Envelopes to be issued, 1 for each building.

Name and declaration.

The author of the accompanying design for the Secretariat  
 of  
 and it has been executed by in own office without any  
 other assistance (except in regard to the perspective view) than that of his  
 ordinary office staff.

4 Declarations to be issued.

The India Office,  
 Whitehall,  
 London, S. W.

One label to be issued for United Kingdom.

The Under Secretary,  
 Public Works Department,  
 Delhi,  
 India.

One label to be issued for India and elsewhere.

## DELHI.

The Commerce and Industry Secretariat.  
 The Finance and Education Secretariats.  
 The Post Office and Telegraph Secretariat.  
 The Surveyor General's Office.

## CONDITIONS OF COMPETITION.

THE COMPETITION IS OPEN TO ALL BRITISH SUBJECTS.

Competitors may submit designs for any or all of the proposed buildings, but the drawings and reports for each must be distinct and complete, as a separate adjudication will be made in each case.

*Sites.*—The sites are shown by the accompanying plan, on which the character of the probable surroundings is indicated. It may be assumed that a good foundation, capable of bearing  $1\frac{1}{2}$  tons per square foot, will be found at a depth of four feet, and that all buildings above the ground level can be adequately drained. A basement is not desirable.

*Assessors.*—The competition will be assessed by the following :—

*Premiums.*—The following premiums will be awarded in the case of each building :—

To the design placed 1st—Rs. 3,000 (£200).

To the design placed 2nd—Rs. 2,000 (£133).

To the design placed 3rd—Rs. 1,000 (£66).

*Questions.*—All questions in respect of these conditions must be sent to the Consulting Architect to the Government of India, India Office, Whitehall, London, S. W., so as to reach him by the following dates :—

For competitors in the United Kingdom by October 14th, 1912.

For competitors in India and elsewhere by November 9th, 1912.

These questions will be answered by the Committee of Assessors and their replies are to be read as part of the conditions.

*Drawings.*—The following *drawings* are required :—

To a scale of  $1/60''$  to a foot—A Block Plan.

To a scale of  $1/32''$  to a foot—Plans of each floor. Such elevations and sections as may be necessary to explain the design (not exceeding six in all).

To a scale of  $\frac{1}{2}''$  to a foot—A detail of a small portion of the building showing the method of construction and architectural treatment.

The plans may be in pencil or ink, with all sectional portions indicated in black or dark grey. The areas of the various departments are to be tinted as follows :—

The Elevations and Sections and Detail may be in pencil or ink tinted in monochrome only.

The competitor may supplement these with a perspective view executed in any manner he may select, in which the actual building must not occupy a width exceeding two feet.

The drawings are to be mounted on cardboard or strainers of uniform size, but not framed or glazed.

*Report.*—Each design is to be accompanied by a brief type-written report describing the construction and materials, and including a schedule of the areas allotted to the various departments and the dimensions and calculations by which the cubic contents are arrived at, with the author's estimate of the cost based on these cubic contents.

Each design is to be sent unmarked by any name or device (other than is necessary for the purposes of transit), but accompanied by the envelope supplied, sealed, and containing the author's name, address, and declaration on the form issued herewith.

*Delivery of Designs.*—Each design with the above-mentioned documents must be securely packed in a wooden box and forwarded at the competitor's own risk and charges, addressed (in the case of competitors in the United Kingdom) to in time to reach him on February 1st 1913—(in the

case of competitors in India and elsewhere) to the Under Secretary, Public Works Department, Delhi, India, in time to reach him on March 1st, 1913.

On receipt, each case and its contents will be marked with a number in order of receipt for identification. The sealed envelopes marked with corresponding numbers will remain unopened till the competition has been decided.

*Observance of Rules.*—Should any competitor fail to observe the rules laid down in these conditions the Assessors have power to disqualify his design.

*Return of Designs.*—Every possible care will be taken of the designs, and they will be returned free of cost to competitors, but no responsibility for their safety can be accepted.

*The Award.*—The Assessors' award will be printed and circulated to every competitor.

*Employment of Architect.*—It is the intention of the Indian Government to employ the architect whose design is placed first by the Assessors, unless there should be any reasonable objection to this course.

The successful competitor will be required to visit Delhi in order to make himself more fully acquainted with the local conditions and to confer with the Consulting Architect. It is considered that the 1st premium (which is not merged in the commission) should be regarded as his remuneration in respect of this.

The successful competitor will have the option of accepting a sum of four per cent. on the estimated cost of the work as remuneration for supplying the following :—

- (a) Six duplicate sets of the usual working drawings to a scale of  $\frac{1}{8}$ " to the foot. These should be on white cloth, but two only need be coloured.
- (b) Two copies of each  $\frac{1}{2}$ " detail necessary.
- (c) One copy of all full size details.
- (d) Full details of all structural steel work.
- (e) Full specifications and all necessary explanations and instructions to enable the work to be carried out.

Alternatively, provided the successful competitor satisfy the Government of India that he is in a position to undertake the usual duties of an architect in entire charge of the work, he will be so appointed, under an agreement containing the customary provisions, at a remuneration of 8 per cent. on the cost of the work. If, however, he is not resident in the Punjab or the United Provinces, he will be required to keep a competent English assistant permanently on the works and to visit them himself as often as may be necessary (at his own expense) to ensure the proper carrying out of his design.

## REQUIREMENTS.

### ACCOMMODATION.

*Height.*—The buildings may be two or three floors in height.

*Construction.*—It is desired that the construction shall be, as far as practicable, fire-resisting.

*Architectural Treatment.*—The buildings should be simple and dignified in their treatment, while the style adopted must be such as can be carried out by Indian craftsmen in their own vernacular.

A series of photographs (Appendix A) is issued herewith showing works recently executed in various places by Indians in their traditional manner.

A further series (Appendix B) gives typical examples of various styles and periods of Indian architecture. It is not suggested that it would be desirable to adhere closely to any one of these types, but it is thought that they may prove useful as an indication of the general spirit and character of the architectural developments of India. Competitors desiring further information on Indian architecture should consult the Archæological Survey reports and other books which are to be found in the libraries mentioned in Appendix C.

*Cost.*—No sum has been fixed as a limit of cost, but it is thought that about Rs. 6,80,000 (£45,300) should be sufficient to carry out each of the blocks. Competitors' estimates will be carefully considered and will form a factor in deciding on the merits of their designs.

*Future Extension.*—The area of the sites allotted gives ample room for the extension of the buildings at present proposed to be erected, and such extension may be demanded by a number of the departments. It can take the form, either of external enlargement or of the sub-division of one or more internal courtyards, and the method preferred by the competitor should be indicated in dotted lines on the block plan.

It is particularly desired that the portions now to be erected should complete the façades to the crescent and avenues.

### INFORMATION.

*The Climate of Delhi, &c.*—The climate of Delhi is very hot and dry from April to June, inclusive, while during the rainy season, July to September, inclusive, the air is warm and moist. During the remainder of the year the air is cool and bracing, with a temperature occasionally as low as 40° F.

The prevailing wind is between west and north-west except in July, when the south-east monsoon prevails, and in August when the south-west is dominant.

Artificial heating is required from December to February and all principal's rooms should have fireplaces. It is possible that a scheme for steam or hot-water heating might be combined with the ventilation required during the hot weather.

During the extremes of temperature doors and windows are always kept closed.

The tattie, a wet screen, to door openings on the west side, by means of which the hot wind is cooled, is not in very general use in Delhi, as the wind is too fluctuating.

*Verandahs.*—The latitude of Delhi is 28' 40" North. The sun is so nearly vertical in summer that verandahs to screen the walls are absolutely necessary to the westward only, though they form a pleasant adjunct on the other fronts also, particularly on the south.

The verandahs should be so designed as to shelter the walls from the direct rays of the sun as far as possible. At the same time they are required to admit the air freely at certain seasons, so that louvres or pierced screens may be employed; but the upper portion of the opening must be so arranged as to admit the light freely, and no part of any office floor, not otherwise lit, should be at a less angle than 25° from the top of any verandah opening.

Verandahs should not be used as main traffic routes, except in the case of offices of minor importance. The practice is disturbing to those working.

*Height of Rooms.*—It is usual in India to make the height of offices from 15 to 20 feet.

*Walls and Roofs.*—Owing to the wide range of temperature at Delhi, both walls and roofs should be made as non-conducting as is economically practicable.

*Carriage Porch.*—The large amount of driving indulged in by all classes renders a good carriage porch or its equivalent a desirable adjunct to every important building.

*Construction.*—The form of construction employed should afford the minimum of shelter to insects and vermin of every description. Hence wall-panelling, wood-skirtings and floors, &c., are to be avoided. In joinery, glue must not be depended on, and all contrivances such as door and window fastenings and the like should be simple and "fool-proof".

*Workmanship.*—Indian workmanship of all kinds compares unfavourably with English in accuracy and finish. Elaboration of design and intricacy of moulding should be avoided except where Indian vernacular methods are adopted.

*Materials.*—The cheapest form of walling is the grey quartzite stone obtained close at hand, which could be used for internal walls, and for external work in the form of coursed rubble, if such a treatment is suited to the architectural design.

Good bricks of a greyish red colour are also manufactured locally, but are more expensive than the rubble stone.

No freestone is found at Delhi, but it is readily obtainable from Agra, Dholpur and Gwalior. The two former places supply the well-known Agra red sandstone of good weathering quality, while Gwalior stone can be obtained

in varying shades of greyish white and buff. It is also of excellent quality and can be obtained in very large blocks or slabs.

Good white marble may be employed to a limited extent, but its cost would preclude its general use except in the form of thin facing slabs.

External plaster work is well understood in India, and could be used on plain surfaces in conjunction with marble or stone. The finest class of plastering (chunam) is carried out with lime made from marble or sea shells, and is worked up to a high polish, but this could not be employed very extensively on account of the scarcity of workmen skilled in this trade.

The wood available for joinery is either teak or cedar (deodar).

*Cost.*—The cost of the actual structure per cubic foot may be taken at  $\frac{1}{3}$  of English rates, excluding the sums allowed for hardware, engineering, plumbing, &c., as the cost of these items is somewhat in excess of English prices. It is therefore desirable that economy should be studied in the use of these, particularly in regard to sanitary accommodation, which should be provided in concentrated groups as far as possible.

The following schedule gives some of the prices in force at Delhi and may be of service to the competitor in estimating the probable cost of his building per cubic foot.

#### SCHEDULE OF RATES.

NOTE :—1 rupee = 16 annas.

1 anna = 1 penny.

Description of work in buildings.				Per.	Rate.	REMARKS.
<i>Concrete.</i>					Rs. A.	
Mud concrete	...	...	100 cub. ft.	...	8 0	
Lime concrete	...	...	100 „	...	20 0	
Cement concrete	...	...	100 „	...	150 0	For reinforced work.
<i>Brickwork.</i>						
Brick work in mud mortar	...	...	100 cub. ft.	...	22 0	Known as “kacha pucca”.
Brick work in lime mortar	...	...	100 „	...	30 0	Known as “pucca”.
Brick work in lime mortar in arches	...	...	100 „	...	40 0	

Description of work in buildings.	Per.	Rate.	REMARKS.
<b>MASONRY.</b>			
<i>Delhi stone.</i>			
Coursed rubble in mud mortar ...	100 cub. ft. ...	10 0	
Coursed rubble in lime mortar ...	100 „ ...	22 0	
Coursed rubble in lime mortar in arches.	100 „ ...	50 0	
<i>Agra, Dholpur and Gwalior stone.</i>			
Ashlar work in lime mortar ...	100 „ ...	150 0	
Ashlar work in lime mortar in arches	100 „ ...	200 0	
Coursed rubble in lime mortar ...	100 „ ...	72 8	
Coursed rubble in lime mortar in arches.	100 „ ...	100 0	
<i>Iron and Steel work.</i>			
Rolled steel joints (erected) ...	Cwt. ...	8 8	
Cast iron railings, &c. ...	„ ...	8 0	
<i>Joinery.</i>			
2" doors and window sashes ...	Sup. ft. ...	1 4	
<i>Roof coverings.</i>			
Allahabad double tiling ...	100 sup. ft. ...	22 0	
Flat roof over concrete ...	100 „ ...	15 } 0	
<i>Plaster work.</i>			
Lime plaster on brick work ...	100 sup. ft. ...	25 } 0	
Lime plaster on stone work ...	100 „ ...	3 0	
Lime plaster, rough cast, ½" thick ...	100 „ ...	4 0	
Madras plaster ...	100 „ ...	4 0	
		25 0	Sometimes known as "chunam".

Materials delivered at Delhi.	Per.	Rate.	REMARKS.
<i>Flagstones.</i>			
Gwalior and Dholpur flagstones, cut to sizes and dressed, $1\frac{1}{2}$ to 2 inches thick.	100 sup. ft. ...	13 } to } 0 15 }	
<i>Marble.</i>			
Makrana white and grey, dressed ...	Cub. ft. ...	4 } to } 0 10 }	The rate varies according to size and quality.
Makrana slabs, $1\frac{1}{2}$ inches to 2 inches thick.	Sup. ft. ...	1 0	
Agra stone, fine dressed in sills, steps, &c.	Cub. ft. ...	2 8	
Delhi quartzite stone ...	100 cub. ft. ...	4 8	Rubble stone in stacks of 23 cub. ft. to the ton.
Burnt bricks ...	Per 1,000 ...	12 8	
Ballast (broken stone) ...	100 cub. ft. ...	6 0	
Lime mortar (1 part lime to 2 parts surki).	100 ,, ...	25 0	
Lime ...	82 lbs. ...	0 13	
Surki (ground bricks) ...	100 cub. ft. ...	15 0	To mix with lime in proportions of 1 of lime to 2 of surki.
Portland cement ...	Barrel ...	12 0	
Teak wood, sawn ...	Cub. ft. ...	4 8	Four cubic feet loose.
Deodar wood, sawn ...	„ ...	2 12	



## APPENDIX C.

*Libraries possessing the Indian Archæological Survey Reports.*

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## UNITED KINGDOM.

British Museum Library, Great Russell Street, Bloomsbury, London, W. C.  
 Library of the Oriental Department of the British Museum, London, W. C.  
 Bodleian Library, Oxford.  
 London University Library, Imperial Institute, London, S. W.  
 Cambridge University Library, Cambridge.  
 Bendall Library, Cambridge.  
 Birmingham University Library.  
 Edinburgh University Library, Edinburgh.  
 Glasgow " " Glasgow.  
 Aberdeen " " Aberdeen.  
 Trinity College Library, Dublin.  
 Folklore Society, 11, Old Square, Lincoln's Inn, London, W. C.  
 National Art Library, South Kensington Museum, London.  
 Royal Institute of British Architects, 9, Conduit Street, Hanover Square, London, W.  
 Advocate's Library, Edinburgh.  
 The Royal Library, Windsor Castle, Berks.  
 Royal Society, Burlington House, Piccadilly, London, W.  
 Royal Society, Edinburgh.  
 Royal Irish Academy, 19, Dawson Street, Dublin.  
 National Library of Ireland, Leinster House, Kildare Street, Dublin.  
 Royal Asiatic Society, 22, Albemarle Street, London, W.  
 Society of Antiquaries of London, Burlington House, Piccadilly, London, W.  
 Royal Scottish Museum, Edinburgh, Scotland.  
 Society of Antiquaries of Scotland, National Museum of Antiquities, Queen Street, Edinburgh.  
 Imperial Institute, London.  
 Indian Institute, Oxford.  
 Society for the Protection of Ancient Buildings, 10, Buckingham Street, Adelphi, London, W. C.  
 The Royal Academy of Arts, Burlington House, Piccadilly, London, W.  
 Society for the Promotion of Hellenic Studies, London.  
 Royal Anthropological Institute of Great Britain and Ireland, 50, Great Russell Street, London, W. C.  
 His Majesty's Secretary of State for India, India Office, London, S. W.  
 His Majesty's Under Secretary of State for India, India Office, London, S. W.  
 India Office Library, London, S. W.  
 Royal Colonial Institute, Northumberland Avenue, London, W. C.  
 Birmingham University Library, Birmingham.

## CHINA.

North China Branch of the Royal Asiatic Society, Shanghai,  
 President, Asiatic Society of Japan, Tokio.

## BRITISH COLONIES.

The Museum, Canterbury, New Zealand.  
 Literary and Historical Society, Quebec, Canada.  
 Melbourne Library, Melbourne, Australia.  
 University Library, Sydney, New South Wales.  
 Librarian, Victoria Public Library, Perth, Western Australia.  
 Royal Asiatic Society, Ceylon Branch, Colombo.  
 Archæological Commissioner for Ceylon, Anurâdhapura, Ceylon.  
 Straits Branch, Royal Asiatic Society, Singapore.  
 Librarian, Museum of Arabic Art, Cairo, Egypt.

## II.—INDIA.

*Imperial.*

Imperial Library, Calcutta.  
 Indian Museum, Calcutta.  
 Central Library, Army Head-Quarters, Simla.

*Madras.*

Secretariat Library, Fort St. George.  
 University „ Madras.  
 Public „ „  
 Presidency College „  
 School of Art „  
 Government Central Museum, Madras.  
 Christian College Library „

*Bombay.*

Secretariat Library, Bombay.  
 University Library, „  
 Bombay Branch of the Royal Asiatic Society, Town Hall, Bombay.  
 School of Art, Bombay.  
 The College of Science, Poona.

*Bengal.*

Secretariat Library, Writers' Buildings, Calcutta.  
 University Library, The Senate House, Calcutta.  
 Presidency College Library, 1, College Square, Calcutta.  
 Sanskrit College Library, 1, College Square, Calcutta.  
 Asiatic Society of Bengal, 57, Park Street, Calcutta.

*United Provinces.*

Secretariat Library, Public Works Department, Allahabad.  
 University Library, Allahabad.  
 Public Library, Allahabad.  
 Provincial Museum Library, Lucknow.  
 Sanskrit College, Benares.  
 Thomason College, Roorkee.  
 Archæological Museum, Muttra.

*Punjab.*

Secretariat Library, Public Works Department, Lahore.  
 Punjab Public Library, Lahore.  
 Museum Library, Lahore.  
 University Library, Lahore.  
 Government College Library, Lahore.

*North-West Frontier Province.*

Secretariat Library, Peshawar.  
 Superintendent, Archæological Survey, Frontier Circle, Peshawar.  
 Peshawar Museum, Peshawar.

*Burma.*

Secretariat Library, Rangoon.  
 The Bernard Free Library, Rangoon.  
 The Phayre Museum, Rangoon.

*Central Provinces.*

Secretariat Library, Nagpur.  
 Museum Library, Nagpur.

*Eastern Bengal and Assam.*

Secretariat Library, Shillong.

*Coorg.*

The Chief Commissioner of Coorg's Library, Bangalore.

## NATIVE STATES.

*Mysore.*

Archæological Superintendent, Mysore.  
 Indian Institute of Science, Bangalore.

*Hyderabad.*

The Resident's Library, Hyderabad.

*Central India.*

Rajkumar College, Indore.  
 Library of the Agent to the Governor-General, Indore.  
 The Librarian, Dhar Museum Library, Dhar.  
 Gwalior Durbar, Gwalior.

*Rajputana.*

College Library, Ajmer.

*Baroda.*

Baroda Museum, Baroda.

*Travancore.*

Travancore Durbar.

No. 308.

To SIR WALTER LAWRENCE, *Bart.*, G. C. I. E., &c.,

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*Viceroy's Camp, Delhi, July 29th, 1912.*

[ Private.]

MY DEAR SIR WALTER,

I am much obliged to you for your letter of the 10th of July. As you are writing to Bikaner and Scindia about the statues when you have got the estimates, I will refrain from doing so now.

I am glad it is settled that the two statues are to be in Coronation Robes. I hope that the price will not exceed £3,500, for although Scindia is quite ready to give double, I do not think that Bikaner could well afford to give much more. I hope you will take care that the two statues match more or less. What I mean is that they should be of practically the same height and should look well together.

I am writing this from Delhi, where I have come for a few days to supervise affairs and to examine the lay-out plan of the new city. I thought it very necessary to issue a description of the new site in the *Times*, so that there should be no misconception on the subject. There were all sorts of absurd rumours in the papers to the effect that it would be 5, 7, and one paper mentioned even 11, miles from the old city. As at present arranged, there is to be a park of 1,000 yards separating the old and new cities. It is possible that this 1,000 yards may be extended to one mile, but it certainly will not be more. All the soil upon which the new city is to be built is of the very best, and can grow anything. It is agricultural land with rocky formations here and there. From the æsthetic point of view the views of the tombs will be splendid, and happily there is hardly a tomb in the whole area that we intend to take up. I do not want to stint the money to do something really fine, but I still think that, with proper management and with the premia that we shall be able to obtain for land given out on leases, I shall be able to do it for the sum I originally mentioned, *viz.*, 4 million sterling. In any case I am certain I shall be able to do it for 5. This sum will embrace all the essentials. I will even provide a race-course, but I shall leave it to private enterprise to build the Grand Stand.

We have been having splendid rain, and the country is most prosperous. All we want now are some good September rains.

It is very hot here, but not insupportable.

Yours sincerely,

(Sd.) HARDINGE OF PENSURST.

## THE ARRANGEMENTS OF THE SECRETARIATS.

## FOURTH REPORT OF H. V. LANCHESTER.

Since the submission of my last report I have been making myself acquainted with the accommodation likely to be required in the various Secretariats and other buildings proposed to be transferred to Imperial Delhi.

I find that the area allocated to these buildings is so large relatively to the immediate requirements that there will be some difficulty in avoiding too scattered and disconnected an effect. I have prepared the sketch plan which accompanies this report with a view to showing how this disadvantage can be obviated as far as possible.

If this general lay-out is adopted, there will be ample provision for the expansion of every department, while the first instalments erected will suffice to fill up the frontages to the avenue and central square.

In determining the position of the various departmental groups, consideration has been given to their connection with each other and to their demands in relation to Government House—while at the same time the arrangement adopted enables buildings of very similar mass to balance each other and thus conduce to a satisfactory architectural effect as a whole.

It must be admitted that, apart from other considerations, a more compact treatment would be somewhat more economical in working expenses, but this would leave less flexibility in the provision of future extensions, and would leave a large proportion of this main avenue void for many years to come, unless some other class of building were introduced at the expense of its architectural consistency.

In order to indicate clearly how the requirements of the various departments are dealt with, I append a schedule giving the existing accommodation, the accommodation demanded and a number referring to the plan showing the position of the block in which these departments are housed.

*Schedule of Secretariat Accommodation.*

Number of block on plan and its total nett floor area in square feet.	Name of Department.	Present nett floor area in square feet.	Nett floor area demanded in square feet.
(1) 40,000 ... {	Home ...	...	25,000
(2) 37,000 ... {	Legislative ...	11,000	15,000
(3) 31,000 ... {	Foreign ...	35,000	37,000
(4) 7,000 ... {	Public Works ...	...	17,000
(5) 30,000 ... {	Revenue and Agriculture ...	...	14,000
(6) 79,000 ... {	Salt Revenue ...	...	7,000
(7) 70,000 ... {	Railways ...	...	30,000
(8) 72,000 ... {	Military (camps) ...	70,000	79,000
(9) ... {	Commerce and Industry ...	...	70,000
(10) 70,000 ... {	Finance ...	59,000	53,000
(11) 74,000 ... {	Education ...	...	19,000
(12) ... {	Imperial Library ...	11,000	...
(13) 121,000 ... {	Post Office and Telegraph ...	69,000	...
	Surveyor-General ...	31,000	74,000
	Museum ...	67,000	...
	Photo and Litho ...	30,000	80,000
	Mathematical Instruments ...	22,000	41,000

In the case of the following offices, &c., either the avenue cannot be considered a suitable position, or they are unlikely to be removed from Calcutta :—

Name of Department.	Present nett floor area in square feet.	Proposed nett floor area in square feet.
Stationery ... ..	133,000	...
Press ... ..	171,000	...
Paper Currency ... ..	...	...
Mint ... ..	...	...

I consider reasonable sums to be allowed as the cost of building these blocks would be as follows, taking into consideration the fact that the façades must be worthy of the dignity of their position :—

						Rs.
(1)	...	...	...	...	...	400,000
(2)	...	...	...	...	...	400,000
(3)	...	...	...	...	...	300,000
(4)	...	...	...	...	...	100,000
(5)	...	...	...	...	...	300,000
(6)	...	...	...	...	...	800,000
(7)	...	...	...	...	...	670,000
(8)	...	...	...	...	...	690,000
(9)	...	...	...	...	...	150,000
(10)	...	...	...	...	...	670,000
(11)	...	...	...	...	...	700,000
(12)	...	...	...	...	...	1,000,000
(13)	...	...	...	...	...	1,100,000
TOTAL						7,280,000

Cost of land, fees, and establishment charges, should in each case be added to these amounts.

In deciding the arrangements that should be made in respect to the design of these blocks, I would suggest that those numbered 1 and 2 should be placed in the hands of Mr. E. L. Lutyens, as they complete the square he is designing in connection with Government House; that for those numbered 7, 8, 10 and 11 an open competition be instituted (for terms, &c., see Report 3), while for the remaining blocks one or more architects should be commissioned with definite instructions to take into consideration Mr. Lutyens' buildings and the successful designs in 7, 8, 10 and 11 in deciding on the treatment for these portions of the whole scheme, so that it may present a satisfactory effect in its entirety.

*Note, dated July 30th, 1912.*—Since the report was written the disadvantages mentioned in paragraph 2, together with other considerations, have suggested an entire revision of the general lay-out of the city; and if this revision is adopted, the grouping of the Secretariats will be materially modified. The 4th, 5th and last paragraphs would not be in accord with the revised scheme.

## No. 309.

Extract from a letter from His Excellency the Viceroy to the Hon'ble Sir Reginald Craddock, K. C. S. I., Member of the Viceroy's Council, dated Viceroy's Camp, Dehra Dun, the 30th July 1912.

I had two very strenuous days at Delhi. The temporary works are going quite splendidly. I believe they will be absolutely finished by October. They really do immense credit to Cole and his lieutenants. What is extremely satisfactory about it all is that I gather that we shall be able to dispose in the future of any of those works which are not required by the Government of India. I really believe that there will hardly be any loss at all. They are being very well built, and I can see no reason why these so-called temporary buildings should not last for 50 years.

As regards the site of new Delhi and the lay-out, when I reached the actual site and studied the lay-out plan, I came to the conclusion that it will not do. There are certain features in the lay-out plan that are entirely lacking in all sense of proportion, and must be modified. One of the most important features is that I do not see our way to buying out Paharganj. It will cost at a minimum computation 27 lakhs ; consequently I think Paharganj has to remain where it is, and any street made must pass outside it, and we shall have to deal with Paharganj municipally and sanitarily, clearing all those parts which belong to Government, of which out of a total of 290 acres covered by this suburb, 126 acres belong to Government. I fully realise also that the lay-out of the Secretariats was impossible. They could not cover the ground which has to be covered, and they would be inconveniently distant from one another. Further, the avenue that has been proposed is absolutely out of proportion to any buildings that we could possibly erect at its side. It is intended to be 160 yards wide, which I am quite certain is wider even than the Champs Elysée, while at Paris they have five storeyed houses flanking the avenue. Here we could only have two, or at the outside three storeyed houses. In my opinion there has been a singular lack of commonsense in the plans of the Delhi Committee. What I want to do is to turn the axis of the lay-out round by an angle of about 30 degrees, and I have instructed Lanchester to draw out a plan on the lines that I have suggested, placing the Secretariats in a convenient position relative to each other and to Government House. It is extremely fortunate that I went to Delhi and looked into the matter myself.

## No. 310.

## NOTE BY HIS EXCELLENCY THE VICEROY.

In my note of the 16th July I detailed at some length the principles which underlay the scheme of Mr. Lanchester's first lay-out. Briefly stated,



the position was that Mr. Lanchester came to an agreement with the Committee to accept in principle the main feature of their lay-out, *i. e.*, the central avenue, while remaining at liberty to suggest a different treatment for other parts of the scheme. My memorandum of the 22nd July detailed the special reasons which necessitated some further changes in the main avenue. Mr. Lanchester's second lay-out, however, still adhered to his agreement with the Committee: the centre line of the main avenue and its breadth were retained; no change was made in the space in front of Government House or in the arrangement of blocks of Secretariats in the main avenue as it starts from this place.

There is little doubt that Mr. Lanchester's first and second lay-outs were circumscribed by the idea which he received from the Committee that the main avenue and its treatment were an accepted feature which he could not get rid of. The staff employed to collect information for him and assist him were at the same time employed in preparing the estimates for the roads mentioned in paragraph 3 of our despatch No. 14 of 1912, and this may have helped to give him the impression that the acceptance by the Government of the proposed main avenue was a *fait accompli*.

Besides the doubts about the main avenue, which I expressed in paragraph 4 of my note of 16th July, there were other points in connection with it about which I was never entirely satisfied. By adopting the line of the Committee the main avenue does not become the centre of the lay-out of the new Imperial city, but forms one of its flanks. Government House, the big Secretariat buildings, the park area form, I felt, in this scheme only the western skirt of the city, while these features should either be its centre or a focal key-note from which it could expand.

As explained in paragraph 5 of my note of 16th July, the connection of a processional route from the old city with the main avenue was unsatisfactory, and Mr. Lanchester attempted at first to obtain this by too abrupt a right-angle turn. This defect was modified in his revised lay-out; but I still felt that the connection between the main avenue and the processional route was lame. My first impression last March, on visiting the spot, was that, though Government House should have a good view of the Juma Musjid, it would not be desirable for more reasons than one that Government House should face it, and that a better aspect could be obtained towards the river, in which direction several fine buildings were included in the outlook, and the insistence on the Juma Musjid as the point of view to the exclusion of all others was avoided. Temporarily, however, after this I was inclined to yield to the conception of the Committee of a fine avenue with a termination on the Mosque.

My visit a few days ago to Delhi and certain other matters, which have recently come to notice, have tended to confirm the suspicion which I held about the main avenue.

Mr. Lanchester's fourth report to me dealt with the building of Secretariats and the placing of them on the main avenue. Mr. Lutyens' original scheme for dressing the main avenue was to have large palaces of Indian Chiefs with huge gateways on the frontages. It was not desirable for many reasons that Ruling Chiefs should be given large areas and build huge palaces on the main avenue (where their numerous and motley followers would be in close proximity to Government House and the Government buildings), and spend time and money away from their States in this way. I accordingly told Mr. Lutyens to abandon this idea and form other schemes for dressing the sides of the main avenue. He has been supplied with the floor areas of Secretariat offices in Calcutta; and though certain details about the accommodation, which would be required at Delhi, were still wanting, this deficiency made little difference to the totals. Mr. Lutyens apparently formed the impression from the study of details of the Calcutta buildings that he had enough buildings of this nature to dress the avenue. The fourth report of Mr. Lanchester makes it clear that, even if we keep these buildings to two stories only, we cannot fill the avenue properly, and about half of it must remain empty. There is more than enough room for future Secretariat expansion behind the facades of the buildings which would fill half of it. There are no other public buildings of a nature which would go on the front avenue. A main avenue of the length, to be treated in this manner, thus becomes a fiasco. Moreover, the great distances of the Secretariats from each other and from Government House would constitute a serious inconvenience.

Mr. Brodie left a section and specification for the main avenue to be worked up into an estimate. Now that there has been leisure to go into this, I find that, where the main avenue enters the open space in front of Government House, it is raised about 6 feet above ground level so as to give a gradual rise. The ground on which the Secretariat buildings are to be placed to the east at this point is 5 feet below the ground level of the centre line of the main avenue. Here, therefore, by Mr. Brodie's scheme the Secretariat buildings would have to be placed on a position 11 feet below the centre of the avenue, or the ground on which they are to stand would have to be raised 11 feet—a most expensive business. The buildings are only two storied. The main avenue is to be as broad as the front of Government House—464 or 484 feet. Flanked by two storied buildings which have been drawn out to cover the frontages such an avenue would dwarf the buildings, and the whole effect would be poor and undignified. The two storied buildings would also present a puny appearance across the great open space in front of Government House which the Committee have proposed. My experience of Whitehall and the Champs Elysée convinces me that the Committee have conceived an avenue and a park space on far too spacious a scale to fit in with any harmony of proportion to the material with which these conceptions are to be fulfilled. My visit to Delhi, where I have seen everything laid out on the ground,

has now completely confirmed me in thinking that the spaces and avenue are too hopelessly big, and the buildings too hoplessly small. Insignificance coupled with inconvenience would, I fear, be the inevitable result.

The main avenue line of the Committee involved the acquisition and demolition of Paharganj, a poor and insanitary suburb. The estimates for this have now been completed. It will cost at least 27 lakhs of rupees, and probably more, to acquire the houses and lands of Paharganj. The suburb has been found to contain a population of 35,000 people, and the removal of these to another suburb and the demolition of the houses is an enormous task, which have to be undertaken before the avenue through it is made. If the main avenue is shifted, any immediate action to remove this slum is obviated, while its improvement can gradually and tactfully be carried out as an ordinary operation of urban improvement for a few lakhs of rupees. This work has already been taken in hand by the Delhi Municipality and can be furthered by grants and loans when Delhi comes within the Imperial enclave.

The main avenue line of the Committee necessitated having large areas of garden and park, along and abreast the main avenue line near the Ridge on the high ground. Nothing grows in Delhi without irrigation, and the irrigation of these higher portions of the new city site will be an expensive item involving costly pumping plant, rising mains and distribution pipes. The less high ground we have to irrigate, the more in proportion the expenses of irrigating, both initial and recurring, decrease. In the lower part of the area some cheaper irrigation by gravitation from the Western Jumna Canal and by tube wells is possible on a small area. By making the main avenue into an ordinary road line, it is possible to place bazaars, blocks of clerks' quarters, blocks of messengers and menials' quarters, municipal offices, &c, which need no irrigation, in a great part of the high area, and thus reduce the area for which water has to be pumped. The comparative estimates have on account of changes not reached a state of finality; but I am advised that such a change may in the end be found to make a difference of eight lakhs or more in the initial expenditure on irrigation.

My visit to Delhi has convinced me that there must be some alternative to the main line of the Committee. The site of Government House might possibly be kept; but the house should face towards the river. The convenience of intercommunication between Government House and Secretariats should be studied. The main avenue should go through the central portion of the new town and join up in a more logical manner with the main route from the city. Government House should retain a good view of the Juma Musjid, but views of Indrapat, Humayan's tomb, the Lodi tombs and Safdar Jang's Mausoleum should be worked in to front Government House and the Secretariat area. The main avenue should not be too broad. We must study economy a little, keeping in view the question of up-keep and the use of the

material to which we have to work. The main line might possibly be in the direction of Indrapat and should go near to bisecting the new city area. I have asked Mr. Lanchester to make out a third lay-out bearing these considerations in mind, and I hope to send a copy of it by next mail. I should wish the Committee to turn their attention to these points and to be guided by them in preparing their final lay-out.

H.,—31-7-1912.

*P. S.*—A main avenue, two miles long and 480 feet wide, would cover in all about 112 acres and would be extremely costly to maintain.

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No. 311.

To THE HON'BLE SIR REGINALD CRADDOCK, K. C. S. I., Member of the  
Viceroy's Council.

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*Viceroy's Camp, Dehra Dun, July 31st, 1912.*

[ Private. ]

MY DEAR CRADDOCK,

I see that I have not answered your letter of the 25th of July.

I am much obliged to you for it and for the consideration that you pay to my views and wishes. I have no hesitation in saying that I think that Hailey will justify his appointment as Commissioner.

I saw a good deal of Major Beadon during the two days that I spent at Delhi, and I was very favourably impressed by his tact and knowledge of Delhi and the conditions prevailing there. I think he will make an admirable Deputy Commissioner.

I quite accept your suggestions as to the appointment of deMontmorency as Personal Assistant to the Commissioner, and also that he should retain a considerable share of the duties connected with the building of the new city. I have a very high opinion of his ability, and I am quite certain that whatever he undertakes will be well done. I agree with you in thinking that he should be favourably treated from a financial point of view.

All this I would like you to consider as private for the time being until I have had an opportunity of talking to you on the subject of the Committee and of the part to be played by the Chief Engineer charged with the actual building of the works. It will also be necessary to define the position of that Engineer *vis-à-vis* of the Committee, if we decide upon appointing one, as is at present my intention.

I will talk all this over with you on my return to Simla.

Yours very sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 312.

To H. V. LANCHESTER, Esq.

*Viceroy's Camp, Dehra Dun, July 31st, 1912.*

DEAR MR. LANCHESTER,

As I understood from you that you would be leaving again shortly, I wish to write these few lines to express to you my very warm appreciation of your services and of the assistance that you have been to me in connection with the planning of the new city and the improvement of the old. You have always shown yourself ready to take into account views of others, and have always displayed great fertility of resource in adapting these views to the needs of the situation. I have told Lord Crewe how greatly indebted I have been to you for all the practical advice and suggestions that you have made.

I am still expecting plans from you for a lay-out on the lines upon which we decided at Delhi two days ago. I hope that, when you go home, you will see Captain Swinton and discuss these plans with him. I have quite made up my mind that the acquisition by Government of the suburb of Paharganj is financially out of the question. The estimate for that is at a minimum 27 lakhs, which probably means about 40 lakhs. As Government possesses 126 acres out of 290 belonging to Paharganj, all of which is occupied on short leases, Government will be able to clear its own land and to deal municipally and sanitarily with the remainder which does not belong to them. The people themselves will be ready to fall in with our views if I make it a condition for their remaining in their houses.

You will no doubt give deMontmorency the final text of the proposed regulations for competition for the Secretariats and other big Government buildings.

In thanking you again for your valuable assistance, I wish you a happy journey home.

Yours sincerely,

(Sd.) HARDINGE OF PENSHURST.

No. 313.

FROM THE HON'BLE SIR REGINALD CRADDOCK, K.C.S.I., Member of the  
Viceroy's Council.

*Simla, July 31st, 1912.*

MY DEAR LORD HARDINGE,

It was indeed lucky that Your Excellency went round the Delhi site. I have always found plans most deceptive until one went on the spot; but one did think that with experts one could rely upon such absurdities, as you mention in your letter, being avoided.

I had misgivings about Paharganj when I saw the petition of the inhabitants saying that the population was 35,000. I could only think that they had included other suburbs in the petition. But 27 lakhs is far too stiff. As Your Excellency says, Paharganj must be dealt with under ordinary town improvement, and gradually.

I think Lanchester is worth all the experts put together; Gordon was very anxious that he should have a more permanent engagement. I must confess that there is very little advantage in the "experts" coming out again, so far as I can see. They were very secretive, jealous of any suggestions, and most evasive when one wanted anything definite from them. Montmorency had practically to write their report, and coax them into signing it. Lutyens no doubt has ideas as an architect, but a great deal of the work is commonsense. On the whole I think that Lanchester, *plus* the Public Works Department, can do all we want, with the aid of architects for individual buildings.

We have nothing to learn from England in Indian water-works; and as to drainage, Lane-Brown, who was a drainage engineer at home, and has now very long and good Indian experience, is probably as good a man as could be found anywhere. Poor Jenkins may have been too limited in his ideas about outside advice, but Sir Guy's sweeping indictment of the Public Works Department was not only most unjust, but absolutely unsound. Their work at temporary Delhi has evidently been excellent. There may be a few duffers in the Department, but the few cases of failure they have are due to having to work with Indian subordinates at a distance from European supervision. Gordon felt very deeply the sarcastic way in which Sir Guy spoke of the Public Works Department in his presence in Council.

I have written my reply to the notes on my Minute. I hope Your Excellency will think that I have written temperately and soberly. Lord Crewe has administered a second purge; but I wish he had not said that his speeches and Montagu's at Cambridge were exactly the same. It is impossible to swallow this. I think you will find the notes on the case interesting. I have answered Sir Harcourt Butler's remarks quite calmly. Perhaps Your Excellency will think me as obstinate as a mule, but I feel more than convinced that you cannot knock away the political ideals that have held the ground for some six years without refutation, without having something more concrete than general assurances to offer in their place.

Yours very sincerely,  
(Sd.) R. H. CRADDOCK.

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